

Housing Needs Report

December 2022



Village of
Sayward

Prepared by the Mount Arrowsmith
Biosphere Region Research Institute

Acknowledgements

We respectfully acknowledge the location of the Village of Sayward in the unceded Traditional Territory of the K'ómoks, We Wai Kai and Wei Wai Kum First Nations, the traditional keepers of the land.

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A special thanks to the community members who provided input for the creation of this report.

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Photo courtesy of the
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Executive Summary

The Village of Sayward is a charming rural community that has seen recent growth after a period of population decline. This report assesses the current state of housing, determined through community engagement and data collection. It also looks forward, with projections on community growth and offers some recommendations for addressing housing needs in the Village.

These are the main housing needs which were identified:

- 29% of residents are in unaffordable housing (paying more than 30% of income). This is especially pronounced for renters. 66% of renters are in unaffordable housing, and 83% of renters are in core housing need (housing is unaffordable, inadequate, or unsuitable).
- The Village has an older population, with higher unemployment and lower incomes than the provincial average. There is high mobility (movement in and out of the Village) and few options to age-in-place, in housing that is supportive, accessible, and/or affordable.
- There is limited serviced land in the Village and, due to a history of population decline, the existing water and sewer infrastructure is in need of maintenance and repair.

- The housing stock itself is not diverse, being mostly single family homes with 3 or more bedrooms. Most housing was built between 1961-1980 and is now 40-60 years old, significant age for a dwelling.

Looking forward, there will likely be a need for 7 to 17 new housing units by 2027 (see page 27). There are four main recommendations for housing needs in the community, which are explained in more detail on page 64:

- Encourage the provision of rental units through purpose-built rental, new units with diverse rental opportunities, and the addition of rental units to already developed lots. Ensure rental is safe, appropriate, and affordable for residents.
- Partner with not-for-profit organizations and other levels of government to create supportive and affordable housing, especially for seniors and people with disabilities.
- Encourage compact development of diverse types and sizes of housing units in the area of the Village that is already serviced.
- Promote and educate about repairs and energy efficient upgrades to improve livability and energy costs for existing housing stock. Ensure an efficient permitting process that doesn't create a barrier to home improvements or additions (especially for rental units).

Introduction

Project Overview

The Village of Sayward has created this report with a commitment to understanding the current and future needs of the community around housing. As one of the fundamental human needs, awareness and planning in regard to housing is essential for a healthy and thriving community.

Local governments in British Columbia (BC) are now required to produce a housing needs report. This requirement came into effect in 2019 through legislation and regulations that include a specific set of requirements to be included in each housing needs report:

- Data collection: at least 50 distinct points of data
- Statements about key areas of local need, including affordable housing, rental housing, special needs housing, seniors housing, family housing, shelters, and housing for people at risk of homelessness
- The number of housing units required to meet current and anticipated housing needs for at least the next five years

- The number and percentage of households in core housing need and extreme core housing need

Furthermore, the local government must consider their most recent housing needs report when developing or amending their Official Community Plan (OCP) or Regional Growth Strategy (RGS). The legislation requires that this housing needs report be updated every 5 years, a practical timeline as this is the same frequency as the Canadian census, a source of many of the required data points. The report must be adopted at a council meeting that is open to the public and must be published on a website that is freely and publicly accessible.

The gaps and issues identified in a community's housing needs report are essential for informing other policies, such as housing action plans, OCPs and Zoning Bylaws. As housing affordability has proven to be a persistent challenge in BC, this report is one tool for identifying and prioritizing the housing that is most needed by the community.

The Housing Landscape

Three aspects of housing that are explored in this report are typology (building style), tenure (means of occupation) and affordability. An exploration of each is warranted as part of the introduction to the purpose and content of this report.

Typology

Building typology is essentially the classification of different kinds of structures. It is called “Type of Dwelling” and categorized by the following descriptors in the Canadian census:

- Single-detached house
- Semi-detached house
- Row house
- Apartment or flat in a duplex
- Apartment in a building that has fewer than five storeys
- Apartment in a building that has five or more storeys
- Other single-attached house
- Movable dwelling

The default building style in many BC municipalities has been the single-detached house (also known as single family housing), often in subdivisions, which has led to large areas of single-use zoning and car-oriented communities.

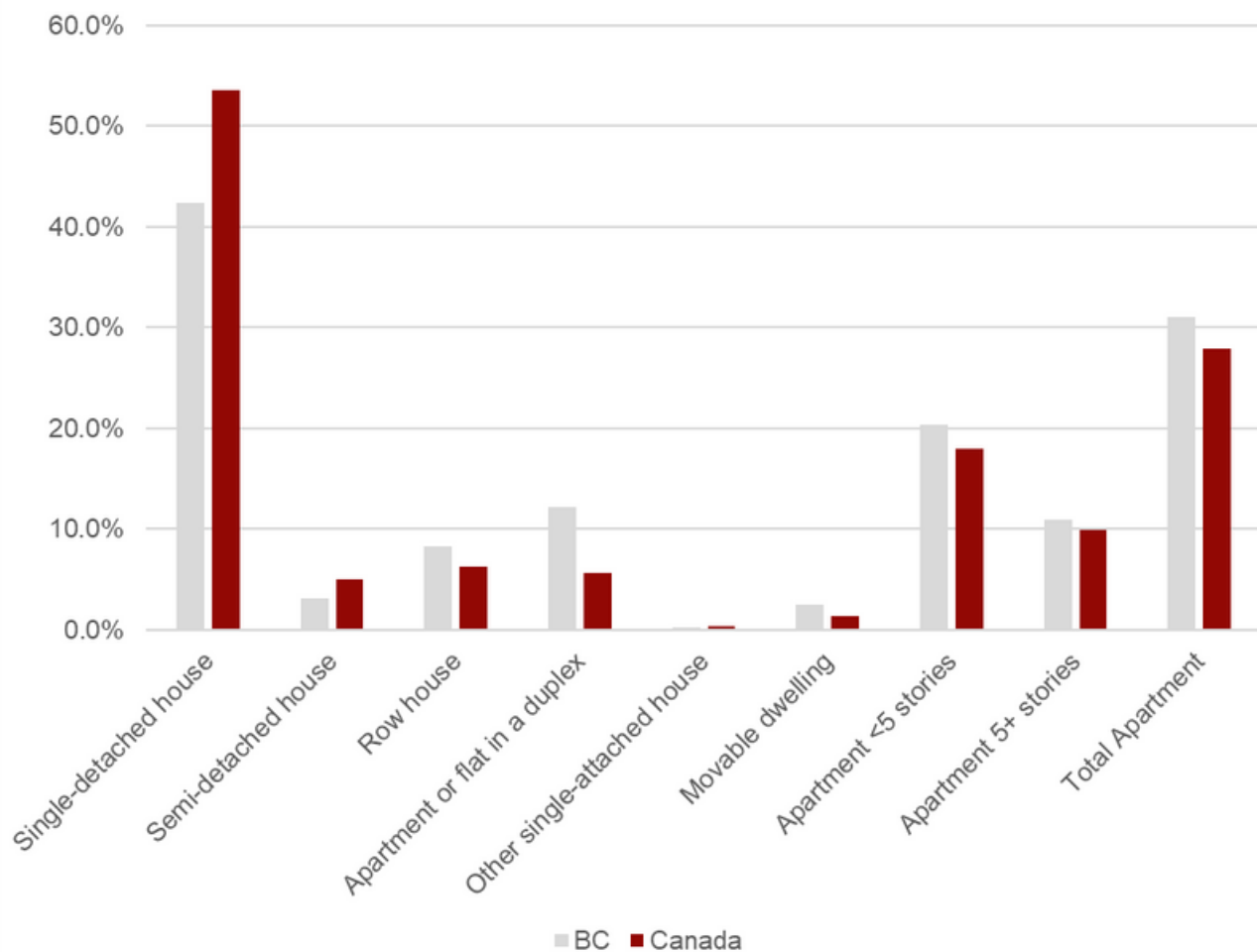
The second most common housing style has been apartments, as evidenced by provincial and federal 2021 census data in Figure 1.

The relative absence of alternative options such as duplexes, triplexes, rowhouses, townhouses, live-work spaces, laneway houses, small apartments, heritage infill, and others, has come to be referred to as the “Missing Middle” (Figure 2).

Something that is often missing from the missing middle itself is the recognition that many people are now living in movable dwellings like RVs, trailers and towable tiny homes. While some may be by choice, many have turned to this as the last option in their price range, in the face of the affordability crisis.

Increasing the diversity of housing within a community provides opportunities for a diversity of housing needs to be met. It can also provide opportunities for community members at different stages of their lives to find appropriate housing, from the young adult moving out on their own to the senior downsizing, from a family of 5 to a recent divorcee or single parent, and everyone in between.

Figure 1 Distribution of Dwelling Types (2021) Canada and BC



Statistics Canada (2022)

Figure 2 Missing Middle Housing Types



ECONorthwest (n.d.)

Tenure

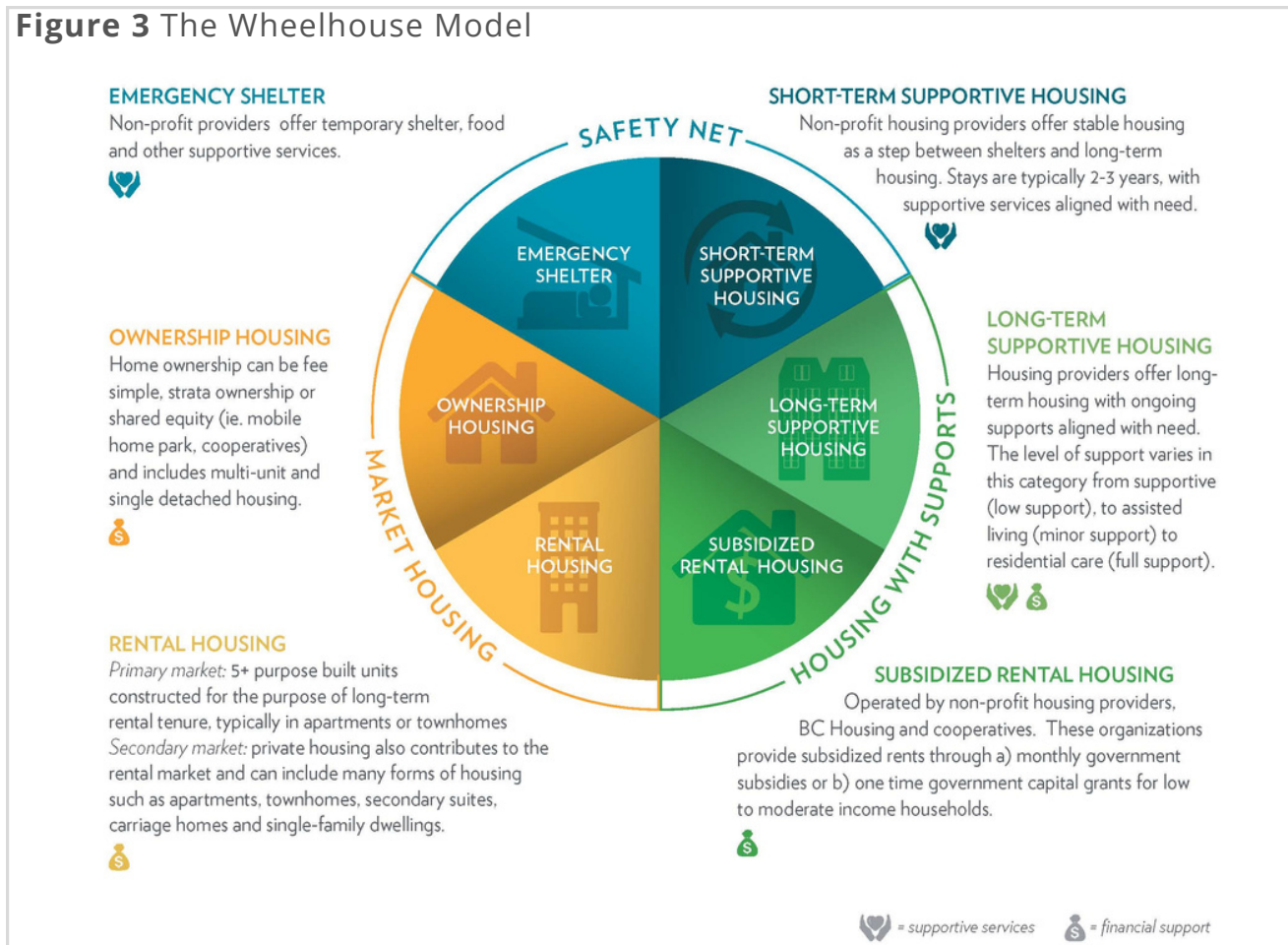
Tenure is simply the legal arrangement under which buildings or land are occupied (or held). Rental and ownership are the most commonly referenced, but there are other aspects and complexities to tenure. Table 1 shows many possible aspects to tenure, which is not an exhaustive list.

The City of Kelowna (2019) published their wheelhouse model of housing to imagine housing in a way that “promotes equity and inclusion, recognizing that our housing stock needs to reflect the diverse needs of... residents (socioeconomic, demographic) and that people may move around the wheelhouse throughout their lives” (Figure 3).

Table 1 Aspects of Tenure

Ownership	Fee-simple	Exclusive property rights
		Rent-to-Own
		Tenants-in-Common
	Strata	Condominiums/Townhouses
		Cooperative Housing
		Mobile Home Parks
		Others
Rental	Market	Unsupported
		Assisted Living
		Long Term Care
		Others
	Subsidized	Unsupported
		Assisted Living
		Long Term Care
		Others
	Supportive	Seniors Supportive Housing
		Transitional Housing
		Shelters
		Others

Figure 3 The Wheelhouse Model



City of Kelowna (2019)

Figure 4 The Housing Continuum



CMHC (2018)

This is an intentional reframing in response to the established continuum model of housing (Figure 4) which places market home ownership at the far right of the model, suggesting that it is the best or most desirable form of tenure. In

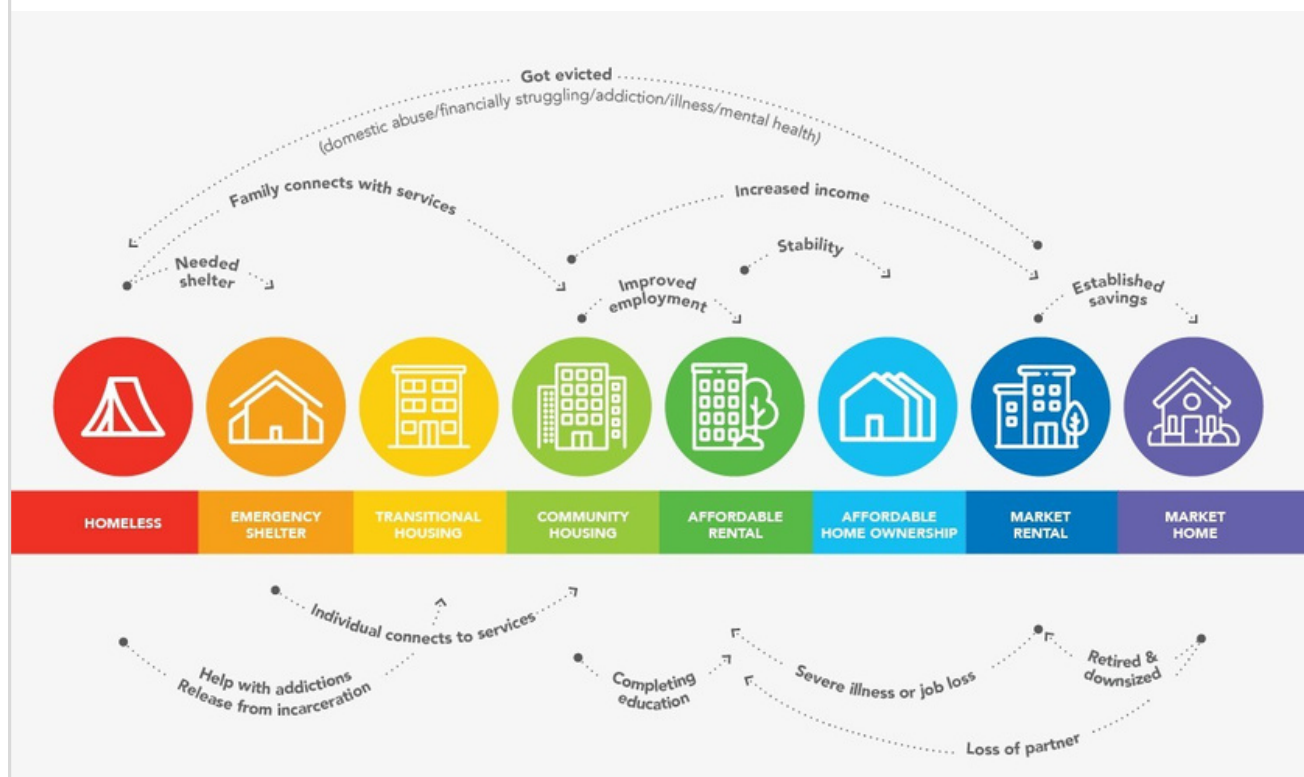
reality, there are many aspects that contribute to what is the best tenure and form of housing for someone at different times in their lives (Figure 5). However, the housing continuum is still an internationally recognized model and provides a useful visual.

As of 2018, local governments in BC can zone for rental tenure. This can only be applied to multi-family residential and requires that the zoning bylaw define “residential rental tenure” as well as requiring the OCP to include statements and policies that provide sufficient direction around rental housing. This ability, enabled by the Local Government Act (LGA) is meant to be used with other available tools such as density bonusing and affordable

housing covenants. How these powers are enacted will be unique to the context and needs of each community.

In November 2022, the provincial government also changed the tenure rules for strata owned properties. They are no longer allowed to restrict units to be owner occupied only, and must allow for the units to be rented out (with exceptions for 55+ residences with in-home care).

Figure 5 Potential reasons for moving within the housing continuum

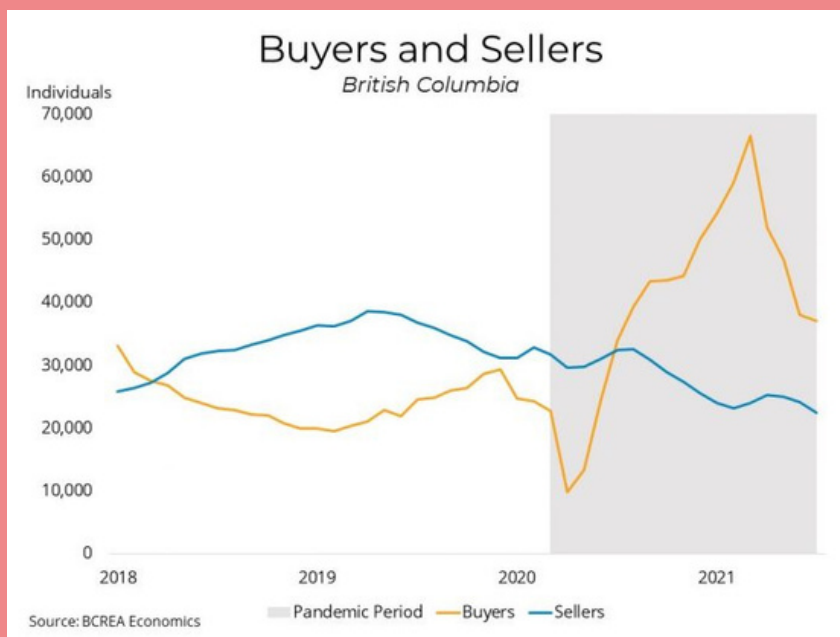


United Way Halifax (2022)

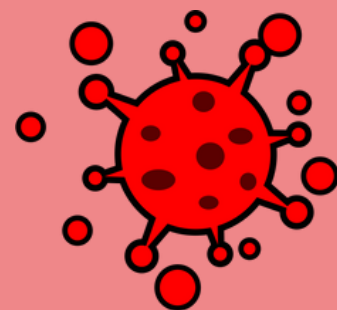
Affordability

The Canadian Mortgage and Housing Corporation (CMHC) defines affordable housing as costing less than 30% of a household's pre-tax income. Affordable housing is not necessarily subsidized rental, it can refer to any typology and tenure of housing provided it meets the affordability criteria for a household. It can be provided by the private sector (developers), public sector (governments), or not-for-profit sector. However, market housing often fails to meet affordability criteria, or other needs, for people with low to moderate incomes, disabilities, health challenges, or cultural considerations.

BC was experiencing an affordability crisis prior to the Covid-19 pandemic, which began to impact Canada in early 2020. The pandemic created significant instability in the housing market as well as the economy and individual incomes. The demand for homes, especially outside of urban centres, skyrocketed while the number of people listing their homes shrank (British Columbia Real Estate Association, 2021). This imbalance has led to dramatic increases in home prices, which were already unaffordable for many. The Bank of Canada has been raising interest rates throughout 2022 in an attempt to curb inflation, including the effect on home prices. Only time will tell what lasting effects the pandemic will have on affordability.



Covid-19 impacts on real estate market, graph by British Columbia Real Estate Association (BCREA) (2021).



Methodology

Projections

Two methods were used for estimating population change: a straight line projection and a proportional share of the BC Stats projections for the sub-area that the Village of Sayward is within. The projections are for 2027 and 2032, 5 and 10 years respectively from the writing of this report and release of 2021 census data

The straight line projection uses population figures from the last three censuses, 2011, 2016, and 2021, representing a 10-year span. The average population change (growth or decline) is then applied into the next 5 and 10 years. This is based on historical data.

The second method is based on a more rigorous demographic projection from BC Stats. BC Stats P.E.O.P.L.E. projections provides population projections for varying scales of geography across the province. It does not publish projections at the municipal scale for the Village of Sayward. The smallest sub-area containing Sayward is the Local Health Area (LHA) 432 Greater Campbell River and School District 72 (SD72) Campbell River, which overlap each other exactly. By assuming Sayward will continue to have a similar share to the last 10 years, projections can be assessed for 5 and 10 years into the future.


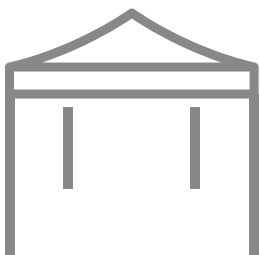


“A population projection is a forecast of future population growth. BC Stats applies the Component/Cohort-Survival method to project the population. This method “grows” the population from the latest base year estimate by forecasting births, deaths and migration by age. These forecasts are based on past trends modified to account for possible future changes and should be viewed as only one possible scenario of future population.”

-Province of British Columbia (n.d.) *Population Projections*

Study Timeline

Work for this housing needs report was performed over a short period of time from August to December, 2022. Engagement included a pop-up and community survey. However, research by Urban Systems Ltd. for an OCP update also included preliminary questions on housing which informed the creation of this report.

The Age-Friendly Report (Village of Sayward 2022) also provides considerations for housing. The Strathcona Regional District (SRD) completed their Housing Needs Report in 2021. A summary of these will be summarized with the survey and pop-up feedback in the Community Engagement section (see page 58).

Aug - Sept 2022	Aug 2022	Oct - Dec 2022	Nov -Dec 2022
Background Research	Pop-up Engagement	Survey Live - Online & Mailed Out	Data Collection & Analysis
			

Data Limitations

The majority of data used in this report is from Statistics Canada, BC Stats, CMHC, BC Assessment, and BC Housing.

Statistics Canada rounds to the nearest 5 on all census data, which is less relevant in a large community but more so in a small one such as the Village of Sayward. The data is still considered statistically significant, but there will be times that the rounded data does not add up perfectly. For example $6 + 7 = 13$ would be rounded in the tables to $5 + 5 = 10$. There are also instances of random rounding to the nearest 10, for the purpose of privacy and protecting individuals from being able to be identified (Statistics Canada, 2016). Much information from the long form census is collected using 25% sample data, since the long form version is not administered to all census takers. For these data points the “Total” based on the sample is often mismatched with the “Total” population of the comprehensive census. What is being tracked in those situations are the trends and comparisons to historical data and/or surrounding areas, which are also created with 25% sample data.

Some data was not available due to various reasons, most common of which is the small population size of the Village of Sayward. In these situations the table cell will show an “x”. If the cell reads “n/a” this is because the category is not applicable to that cell. Some data is suppressed for privacy reasons, which is common for very small municipalities where the privacy requirements would be breached by releasing information that could be easily tied to an identifiable community member.

Recognizing all of the facts above, there are many external factors that could limit or influence the data used to create this report. There is also no way of knowing all the potential impacts and influences on housing trends that might come from outside of the municipal government’s control or ability to predict.

Rather than a definitive record of housing conditions in the community, or an objective prediction of things to come, this report should be seen as a useful guide to inform planning decisions around housing in the future.

Sayward Context

Location and History

The Village of Sayward (the Village) is a small, rural municipality located on the East coast of Vancouver Island, BC. It is located at the mouth of the Salmon River, within the Sayward Valley. K'omoks First Nation members lived in this location prior to European colonial settlement, as well as decades after the arrival of early settlers.

"The people called K'ómoks today referred to themselves as Sahtloot, Sasitla, leeksun and Puntledge. They lived in Salmon River, Quinsam and Campbell Rivers, Quadra Island, Kye Bay, Comox Harbour and estuary, Baynes Sound, and many other locations throughout the territory" (K'omoks First Nation, n.d.).

The K'omoks Nation holds reserve land on the opposite bank of the Salmon River from the administrative boundary of the Village of Sayward. This reserve does not have any residential development on it at the time of writing this report, but is used by Nation members regularly for other purposes (Village of Sayward, 2022b).

The Village of Sayward was built around the primary industry of forestry. It was named Sayward in 1911 after a lumber merchant, replacing the earlier settler name of Port Kusam (Village of Sayward, 2022b). The Village was incorporated as a municipality in 1968. Forestry and logging operations are still prominent in the community, with a large log sort at the mouth of the river and numerous nearby logging roads.

The Village is located in Electoral Area A of the Strathcona Regional District (SRD). The SRD was established in 2008 and provides services to over 44,000 residents.

The main road of the Village runs perpendicular from Highway 19 to the ocean, meaning there is no through traffic from the highway to other destinations further beyond. The closest city is Campbell River, approximately 75 kms South-East along the coast. The development pattern is mostly rural with water and sewer service in the main village core.

Relevant Policies

Official Community Plan

At the time of writing this report, the Village is working on an update to their Official Community Plan (OCP). The current OCP was adopted in 2000 (Bylaw No. 308) with amendments in 2005 and 2010, the latter to include policies to address greenhouse gas reductions under required legislation.

The following are selected housing policies from the OCP (2000), under section 3.1 Settlement and Community:

a) Residential

- i) The primary use permitted in the Residential designation is single family residential.
- ii) Home-based businesses are supported in the Residential designation provided the home-based business is clearly secondary to the residential use of the property.
- iii) Affordable housing may be provided in the form of secondary suites in the Residential designation provided that building and fire codes are met, and that adequate off-street parking is provided.

[Note: secondary suite is not defined]

- v) The Village shall encourage similar densities and infilling of the established residential Area.
- vi) Residential development proposed in the Forest Land Reserve shall be subject to the approval of the Land Reserve Commission and shall include buffering as required by the Commission to ensure that such development does not detrimentally affect adjacent forestry activity. Recreation access trails shall not interfere with forestry activity and be located on the residential side of the buffer.
- vii) Encourage the development of green buildings and the use of green building materials in new residential development.

b) Multi Residential/Commercial

- i) Permitted uses in this designation include commercial enterprises, live-work uses, and multi or high-density residential accommodation.
- ii) Senior's housing and facilities, affordable accommodation units, and special needs housing are encouraged in this designation.
- iv) Require that new multiple unit residential developments include secure bicycle storage.
- vi) Encourage new multiple unit resident and commercial buildings

to be developed to a recognized green standard.

c) Rural Residential

- i) Permitted uses in the Rural Residential designation are single and multi family residential, and home occupations.
- ii) Minimum lot sizes permitted in the Rural Residential designation are one hectare (2.47 acres).
- iii) Smaller lot sizes may only be considered once water and sewer services are extended to the Rural Residential Area, and a floodplain study has been completed for the Plan Area delineating elevation construction levels and setbacks.

d) Residential/Industrial

- i) Permitted uses in the Residential/Industrial designation are single family residential, livework units, home based business and industrial.

Regional Growth Strategy

A regional growth strategy (RGS) provides direction from the Regional District level for responsibly managing growth among a region's municipalities and unincorporated areas. There are 10 RGSs in British Columbia, adopted in regions with high growth. The SRD has not adopted a Regional Growth Strategy at the time of writing this report



Supportive Resources

A pamphlet of available services in the Strathcona Regional District, titled *Need shelter, food or support?*, was created by the Urban Indigenous Housing & Wellness Coalition and the Coalition to End Homelessness Campbell River & District. It provides a wealth of information about health services in the region, with a few offering housing support. The housing-specific supports are listed below with service and location:

John Howard Society North Island
140-10th Ave, Campbell River
Mental health, housing support, homeless outreach, youth services

North Island Métis Association (NIMA)
A124-740 Robron Rd, Campbell River
Housing, education, and health support for Métis

Campbell River & North Island Transition Society
#101-1116 Dogwood St, Campbell River
Housing, outreach, support for women and their children

Ann Elmore Transition House
Address not disclosed for safety
24/7 help line 250-286-3666
Shelter for women and children experiencing abuse.

Evergreen House (Salvation Army)
690 Evergreen Rd, Campbell River
19+ emergency shelter for men and women. Showers, laundry, hygiene supplies, clothes, meals

North Island Safe Home Program
250-287-7384
Shelter and services for women and their children experiencing abuse, in Gold River and Cortes Island

There are also resources listed for people experiencing homelessness, without offering shelter or housing support specifically. These can be seen in the full document, available in Appendix B.

While none of the housing supports listed are specifically in Sayward, there are services offered within a reasonably close area.

Demographic Profile

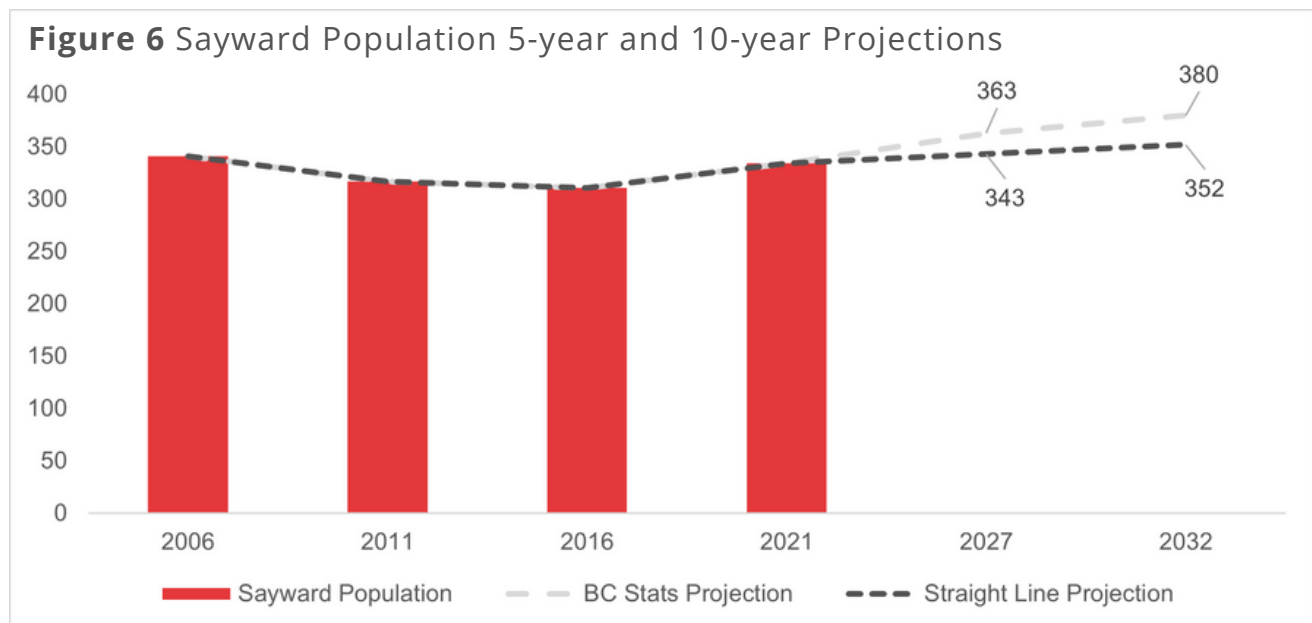
Population Trends and Projections

Until the 2021 census, Sayward had a population trend of gradual decline since the 1980s. As with many resource based towns in BC, the population began to shrink with a decline in the logging industry as many young workers and families moved away (Urban Systems, 2021).

Between 2016 and 2021 there was significant growth of 7.4%, likely related to the Covid-19 pandemic and housing affordability challenges across BC. During Covid-19, many people moved to more rural areas for

space and safety, ability to work remotely, layoffs or loss of work due to closures, and more affordable housing.

The local health area (LHA) has experienced moderate growth and is projected to see a continued increase by BC Stats P.E.O.P.L.E. projections. Based on the straight line projection and BC Stats projections for the LHA, Sayward could see an increase of between 9 and 29 residents over the next 5 years and between 18 and 46 residents over the next 10 years (Figure 6).



Statistics Canada (2017, 2019b, 2019c, 2022) & BC Stats (2022)

Table 2 Population History 1971-2021

	1971	1976*	1981	1986	1991	1996	2001	2006	2011	2016	2021
Population Total	465	402	482	417	406	440	379	341	317	311	334

*adjusted in 1981 census to cover the same area

Table 3 Population Projections Straight Line Method

	2011	2016	2021	% Δ 2011-2021 (Change)	2027	2032
Sayward Population	317	311	334	5.4%	343	352
% Δ from previous census	-7%	-1.90%	7.40%	n/a	2.69%	2.62%

Table 4 Population Projections as % of Local Health Area (LHA)

	2011	2016	2021	Average % of LHA 2011-21	2027	2032
Sayward Population	317	311	334	n/a	363	380
LHA Population	41707	44461	47272	n/a	50404	52759
% of LHA	0.76%	0.70%	0.71%	0.72%	0.72%	0.72%

Age Distribution

The average and median age of residents of the Village is significantly higher than that of the SRD and BC overall. Sayward is home to many retirees and seniors, as this indicates. BC Stats provides enough data to calculate projected average and median age for the SRD but not for the Village of Sayward specifically.

Age group distribution shows a growing population over 64 years old and a shrinking population under 15 years old (Table 8). The “working age” demographic between 15 and 64 is also shrinking over the past 10 years. There is an elementary school in the Village of Sayward, but highschool-aged residents (likely between 10 and 20 people) must travel to Campbell River for high school, have homeschooling, or some combination of remote learning.

In the last 10 years, the proportion of residents aged 65 years and older has doubled from 21% of the population to 42%. This is consistent with an overall trend of demographic aging due to the baby boom, however it is more pronounced than in the rest of the province (Table 7).

Figure 7 Median Age Comparison

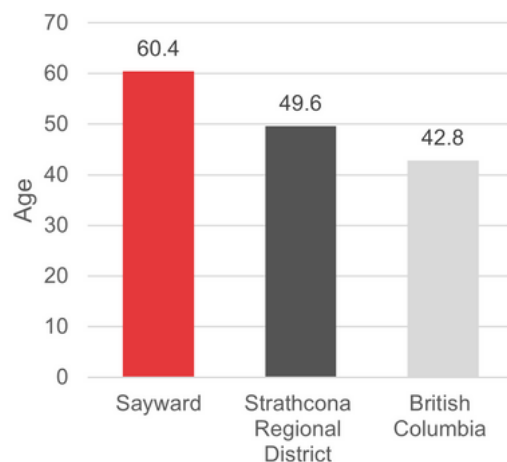


Figure 8 Average Age Comparison

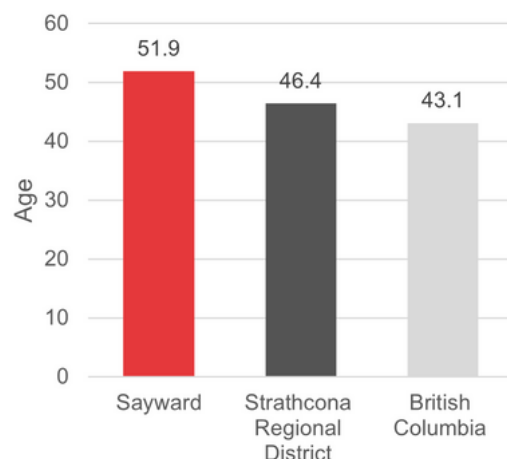
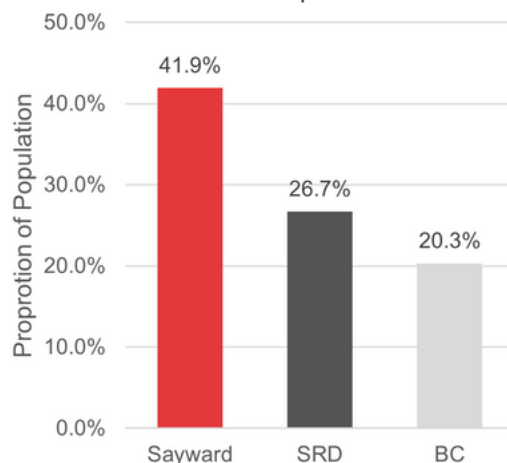
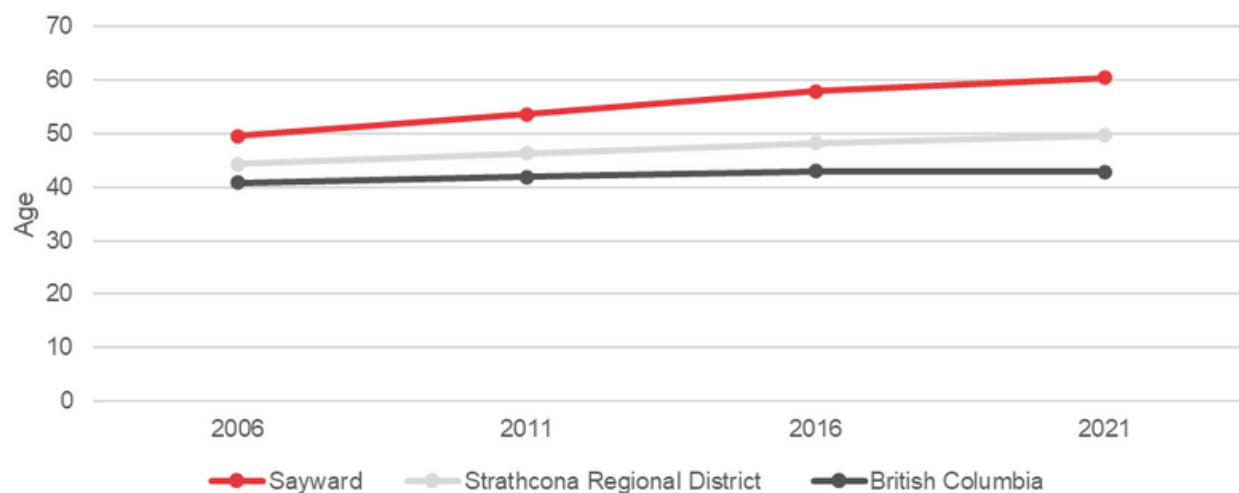


Figure 9 Proportion of Seniors (65+) Comparison



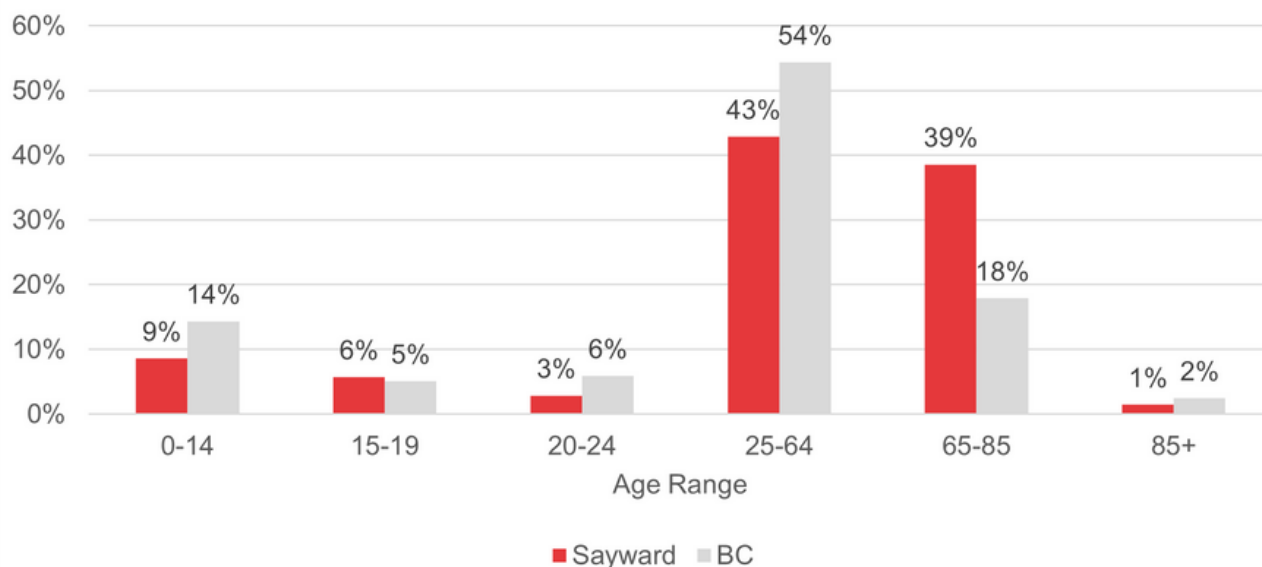
Statistics Canada (2022)

Figure 10 Age Distribution Sayward and BC (2021)



Statistics Canada (2022)

Figure 11 Age Distribution by Range Sayward and BC (2021)



Statistics Canada (2022)

Table 5 Median Age History for Sayward, SRD, and BC

	2006	2011	2016	2021	% Δ 11-21 (Change)
Sayward	49.5	53.6	57.9	60.4	12.7%
SRD	44.3	46.3	48.2	49.6	7.1%
BC	40.8	41.9	43	42.8	2.1%

Table 6 Average Age History for Sayward, SRD, and BC

	2006	2011	2016	2021	% Δ 16-21 (Change)
Sayward	x	x	49.5	51.9	4.8%
SRD	x	x	44.6	46.4	4.0%
BC	x	x	42.3	43.1	1.9%

Table 7 Proportion of Senior (65+) Population Sayward, SRD, and BC

	2006	2011	2016	2021	% Δ 11-21 (Change)
Sayward	17.6%	20.5%	27.3%	41.9%	104.4%
SRD	44.3	46.3	48.2	49.6	7.1%
BC	40.8	41.9	43	42.8	2.1%

Table 8 History of Sayward Age Distribution (2006-2021)

Age Categories	2006	2011	2016	2021	2021 %	% Δ 11-21 (Change)
0-14	55	45	40	30	8.6%	-33.3%
15-19	15	10	10	20	5.7%	100.0%
20-24	10	5	10	10	2.9%	100.0%
25-64	210	185	165	150	42.9%	-18.9%
65-85	60	60	85	135	38.6%	125.0%
85+	0	5	0	5	1.4%	0.0%

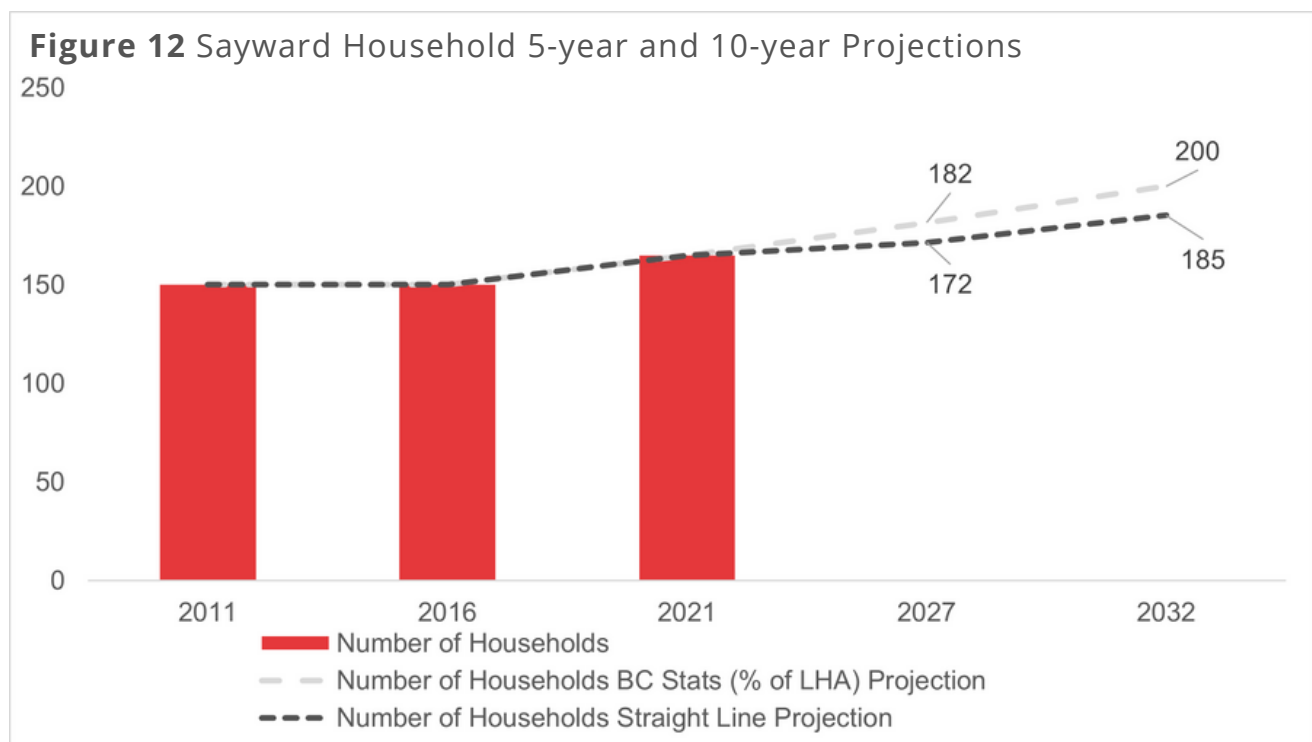
Household Size

Household size for BC averaged 2.4 people per household for the 2021 census. Sayward has a smaller household size at 2.0 people per household (Table 9). This is to be expected in families where children have grown and moved out, and it has shown a decline over the last 10 years, as the average and median age of the Village has risen.

If the trend of a shrinking household size continues, the average could reach 1.9 people per household by 2032. Of course, this depends on

many factors such as the provision of amenities that might draw more families with children to the area.

By applying the household size of 2.0 people to the 2027 population projections, Sayward could see an increase of 7 households (straight line projection) to 17 households (BC Stats % of LHA projection). By 2035, Sayward could see an increase of 20 households (straight line projection) to 35 households (BC Stats % of LHA projection) in Figure 12.



Statistics Canada (2017, 2019b, 2019c, 2022) & BC Stats (2022)

Table 9 Household Size History and Projections (5- and 10-year)

	2011	2016	2021	% Δ 11-21 (Change)	2027 Projection	2032 Projection
Number of Households	150	150	165	10.0%	172-182	185-200
Average Household Size	2.1	2.1	2.0	-4.8%	2.0	1.9

Table 10 Household Composition History (2011-2021)

Number of People per Household	2011		2016		2021	
	#	%	#	%	#	%
1 person	50	33%	45	29%	55	33%
2 people	65	43%	80	52%	85	52%
3 people	15	10%	20	13%	15	9%
4 people	15	10%	5	3%	5	3%
5+ people	5	4%	5	3%	5	3%

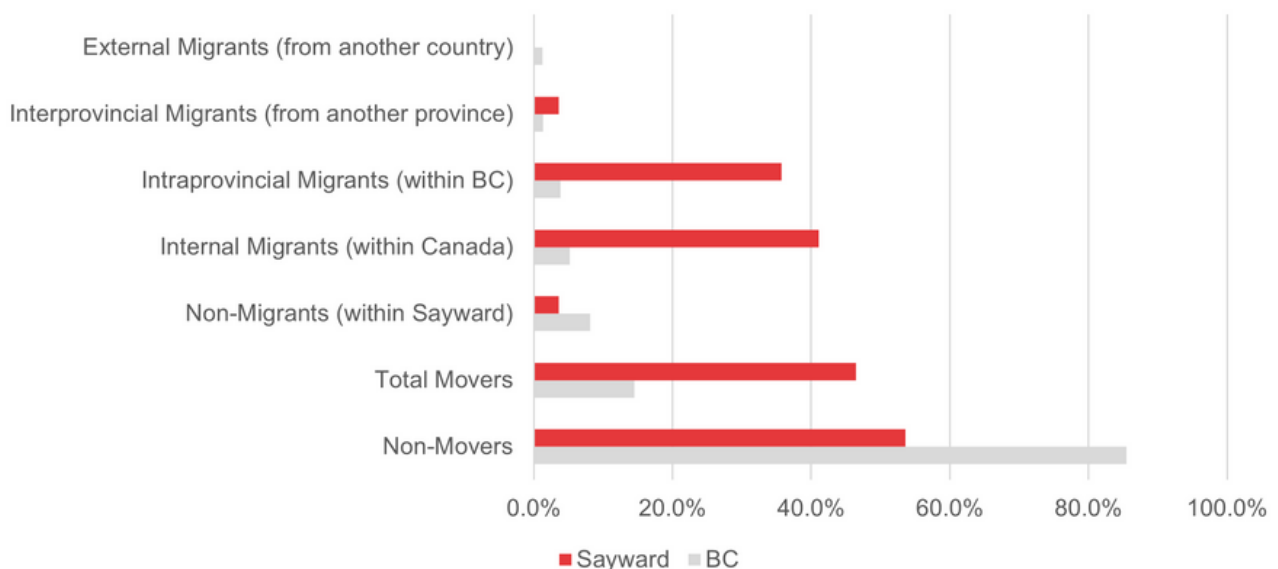
Mobility

Mobility is measured in the census by location compared to current location (mobility status) from 1 year ago and 5 years ago. First, respondents are divided into Non-Movers (lived at the same address) and Movers (lived at a different address). Then Movers are divided into Non-Migrants (lived in the same census subdivision/municipality) and Migrants (moved from outside the census subdivision/municipality). Migrants are divided into Internal Migrants (moving from within Canada) and External Migrants (moving from outside of Canada). Finally, the Internal Migrant category

is divided into Intraprovincial (from within the same province) and Interprovincial (from another province in Canada).

When compared to BC as a whole, the population of the Village of Sayward is considerably more mobile. In 2021, 86% of BC residents had not moved in the past 5 years compared to only 54% of Sayward residents. A resident of Sayward in 2021 was 8 times more likely than the provincial average to have moved in the last 5 years, from outside of their current municipality, compared in Figure 13.

Figure 13 5-year Mobility Comparison Sayward and BC (2021)



Statistics Canada (2022)

Table 11 shows 5-year mobility status from 2006-2021, painting a picture with some continuity over time. Respondents have been split roughly halfway between movers and non-movers in the last 10 years, with the highest rate of movers (55%) in 2006. Of those Movers, the vast majority

have been new to Sayward rather than moving to a different house within the Village. And those recorded as moving from outside of Sayward were usually from within British Columbia, rarely from another province (0-18%) and never directly from another country.

Table 11 5-year Mobility for Sayward (2006-2021)

5-year Mobility Status		2006		2011		2016		2021	
		#	%	#	%	#	%	#	%
Total (25% sample data)		325	100%	x	x	290	100%	280	100%
Non-Movers		150	46%	x	x	165	57%	150	54%
Movers	Total Movers	180	55%	x	x	125	43%	130	46%
	Non-Migrants	15	5%	x	x	25	9%	10	4%
	Migrants	165	51%	x	x	95	33%	115	41%
Internal Migrants	Intraprovincial Migrants	135	42%	x	x	95	33%	100	36%
	Interprovincial Migrants	30	9%	x	x	0	0%	10	4%
External Migrants		0	0%	x	x	0	0%	0	0%

Economic Profile

Employment

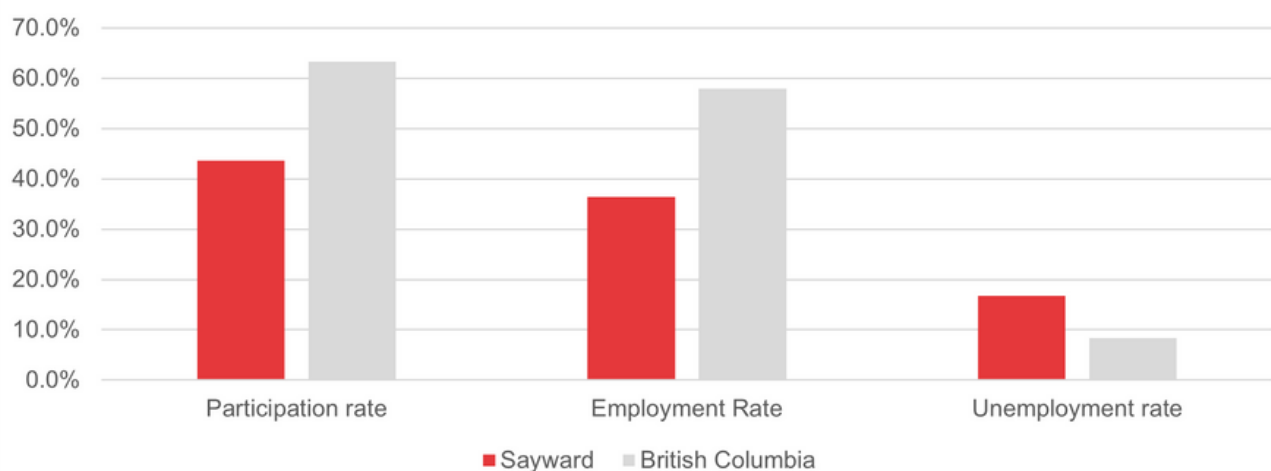
Employment data is often evaluated by three factors: participation rate, employment rate, and unemployment rate.

Participation rate refers to how many people are in the labour force (on the week the census was administered) divided by the total number of people 15 years and older. The labour force refers to both employed and unemployed residents. The participation rate of 44% in Sayward is lower than the provincial rate of 63%, likely as many are retired.

The employment rate refers to how many people are employed (on the week the census was administered) divided by the total number of people 15 years and older. In other words, it assumes that 15 years and older is “working age” and measures what percentage of working age residents are employed.

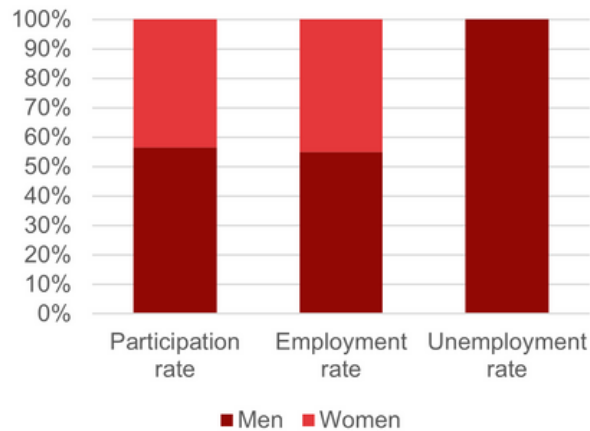
Unemployment rate refers to persons who are in the labour force but not working on the week the census was administered (defined as: available to work, looking for work, or expecting

Figure 14 Employment Comparison Sayward and BC (2021)



Statistics Canada (2022)

Figure 15 Employment by Gender, Sayward

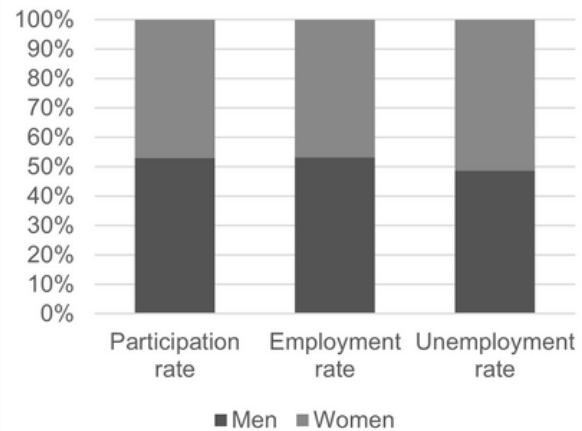


Statistics Canada (2022)

to return to work), divided by the total number of people in the labour force. This definition intentionally excludes those who are retired or unable to work due to disability. The unemployment rate of 16.7% in Sayward is double the provincial rate of 8.4%.

In 2016, the census used the North American Industry Classification system (NAICS 2012) to categorize the occupations of the labour force 15 years and older, based on a 25% sample. The most common industry for employment was resource based (agriculture, forestry, fishing and hunting) at 35%. The next was accommodation and food services at 22%. The other categories showed minimal representation and, while many show 0, it is possible that this is

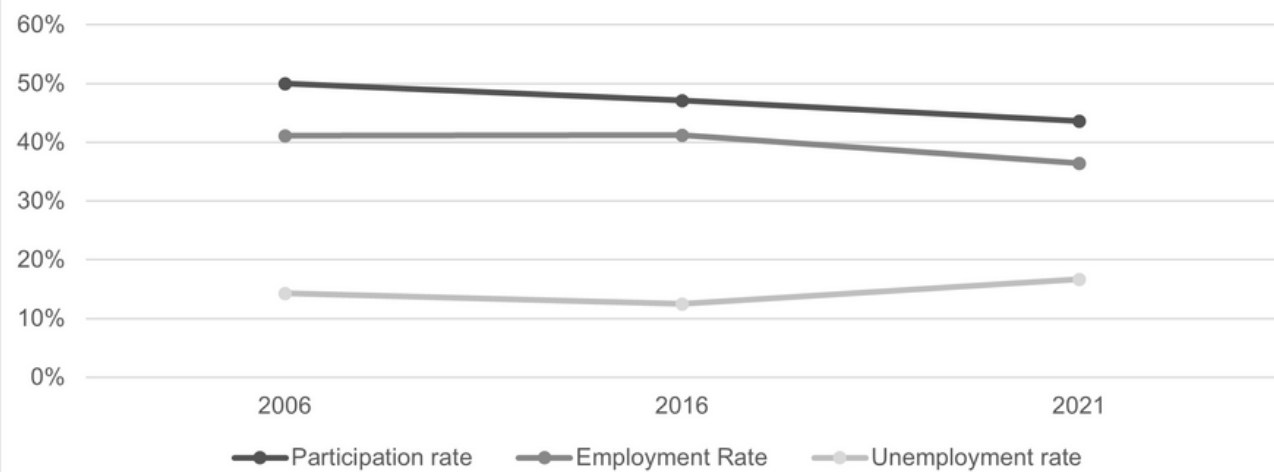
Figure 16 Employment by Gender, BC



Statistics Canada (2022)

due to rounding in some cases. There are a significant number of people employed by Western Forest Products, who operate the log sort in Kelsey Bay. There are also two fish hatcheries nearby in the Sayward Valley, though outside of the Village boundaries (Vannstruth Consulting, 2013).

Employment is intrinsically related to the opportunities available nearby. The percentage of working residents who commute to another municipality or province for their job is a good indication of employment opportunities in the nearby area. There is limited data on commuting for Sayward (Table 13), but most work within Sayward (census subdivision) or the regional district (census division).

Figure 17 Sayward Employment Over Time

Statistics Canada (2017, 2019b, 2022)

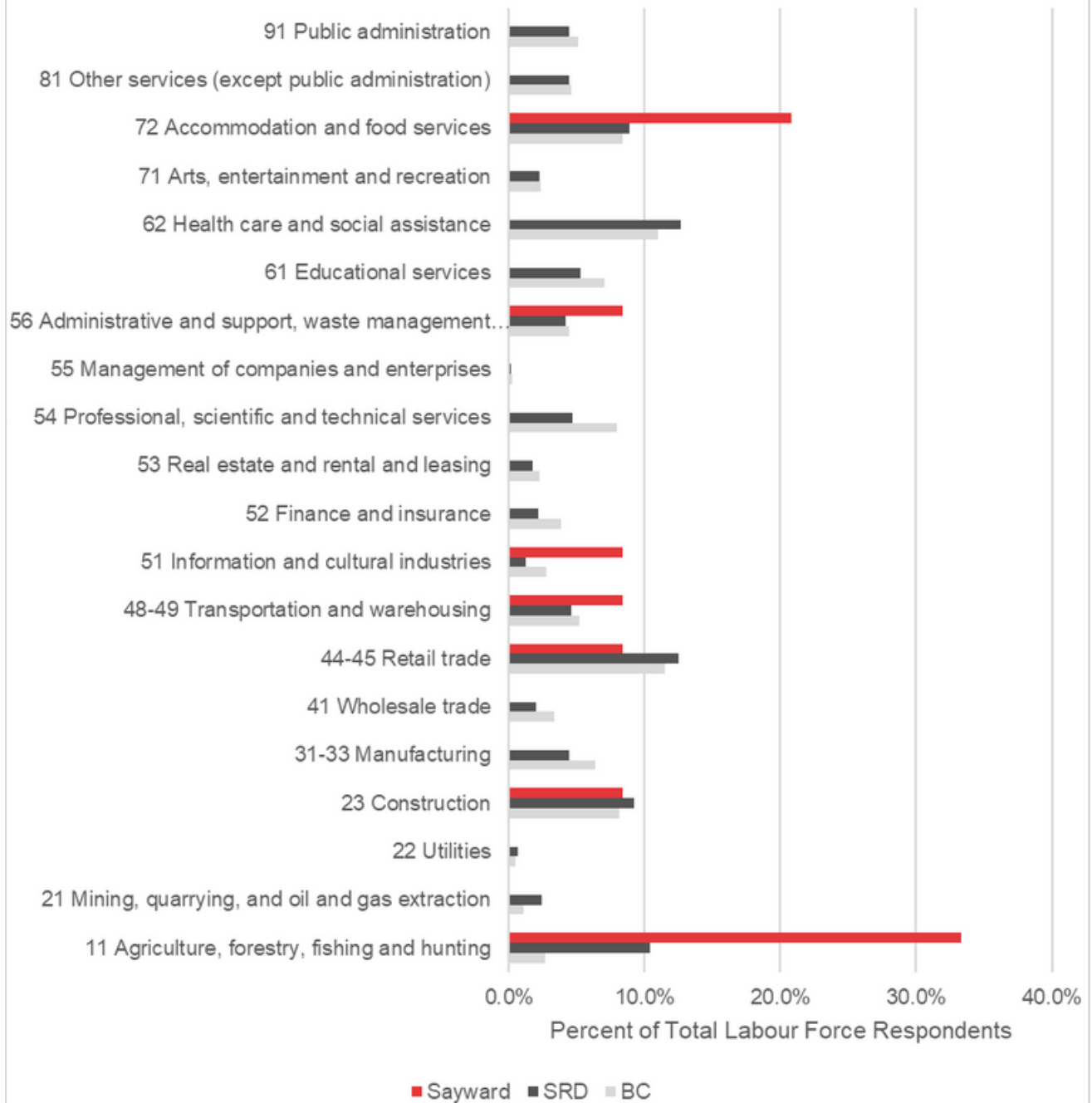
Table 12 Sayward Employment Factors (2006-2021)

	2006	2011	2016	2021
Participation rate	50%	x	47%	44%
Employment Rate	41%	x	41%	36%
Unemployment rate	14%	x	13%	17%

Table 13 Sayward Commuting Destination (2011-2021)

Commuting Destination (25% sample data)	2011	2016	2021
Within census subdivision	x	30	25
To different census subdivision	x	45	20
To different census division	x	0	0
To another Province/Territory	x	0	0

Figure 18 Employment by North American Industry Classification System (NAICS) categories Sayward, SRD, and BC



Statistics Canada (2022)

Income

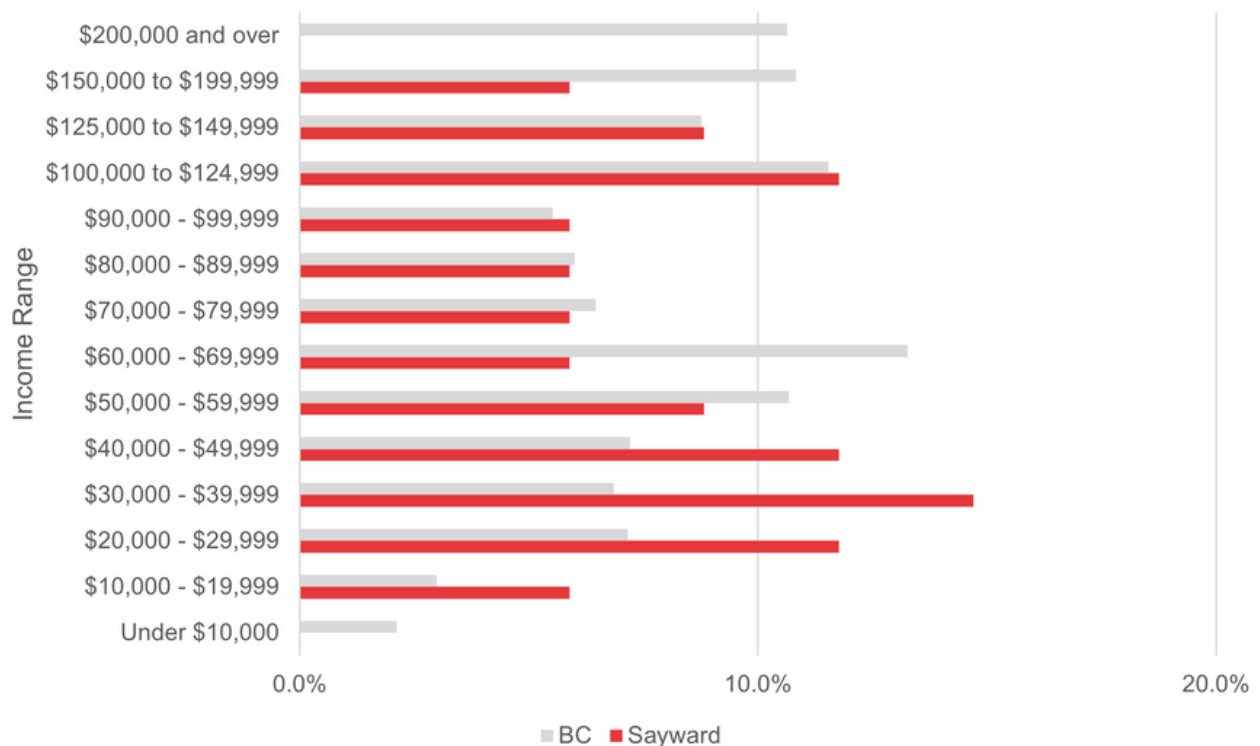
All income values in this section are based on pre-tax amounts. Since this is the metric used to assess housing affordability by CMHC, as less than 30% of pre-tax income, it is the more useful data set for this report.

The stats below are in regards to household income, as opposed to individual income. Median is generally the preferred measure of income, but average is shown as well for a fuller picture (Figures 20 & 21).

The median household income of Sayward is 65% (roughly two-thirds) of the provincial median income.

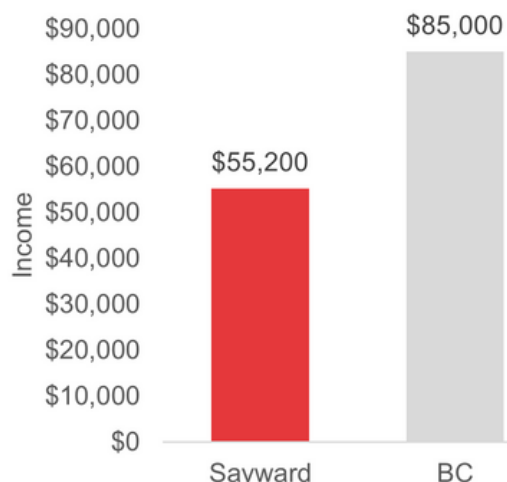
The pattern of wealth distribution is similar to the rest of BC, except that Sayward has a higher percentage of residents in the 20K-50K/year brackets and a lower percentage of residents in the brackets over 150K/year (Figure 19).

Figure 19 Household Income Comparison Sayward and BC



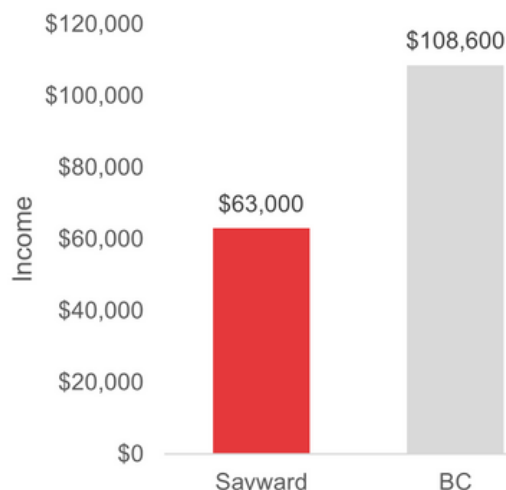
Statistics Canada (2022)

Figure 20 Median Household Income Sayward and BC



Statistics Canada (2022)

Figure 21 Average Household Income Sayward and BC



Statistics Canada (2022)

Table 14 Sayward Household Income 2011-2021

Income Brackets	2011		2016		2021	
	#	%	#	%	#	%
Under \$10,000	x	x	5	3%	0	0%
\$10,000 - \$19,999	x	x	15	10%	10	6%
\$20,000 - \$29,999	x	x	20	13%	20	12%
\$30,000 - \$39,999	x	x	25	17%	25	15%
\$40,000 - \$49,999	x	x	15	10%	20	12%
\$50,000 - \$59,999	x	x	10	7%	15	9%
\$60,000 - \$69,999	x	x	10	7%	10	6%
\$70,000 - \$79,999	x	x	5	3%	10	6%
\$80,000 - \$89,999	x	x	10	7%	10	6%
\$90,000 - \$99,999	x	x	10	7%	10	6%
\$100,000 +	x	x	25	17%	40	24%

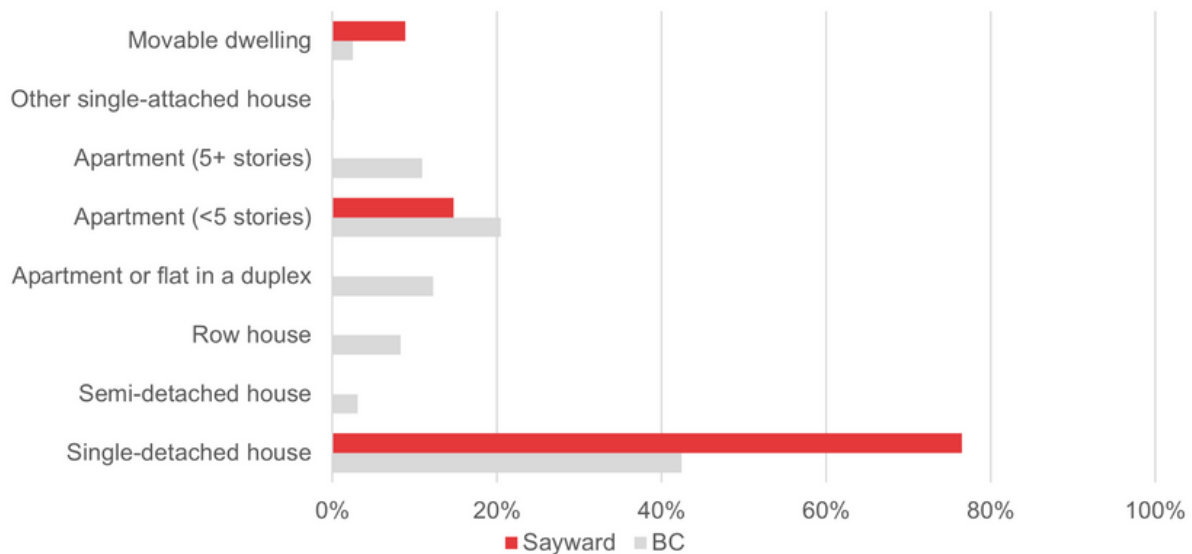
Housing Profile

Housing Stock

The housing profile in Sayward primarily consists of single family homes with three or more bedrooms. 76% of dwellings are single-detached, 15% in an apartment building, and 9% are classified as moveable dwellings. A mobile home may be considered a single-detached dwelling if it is permanently fixed to a pad and services, or considered a moveable dwelling if it is in a more temporary and less affixed state.

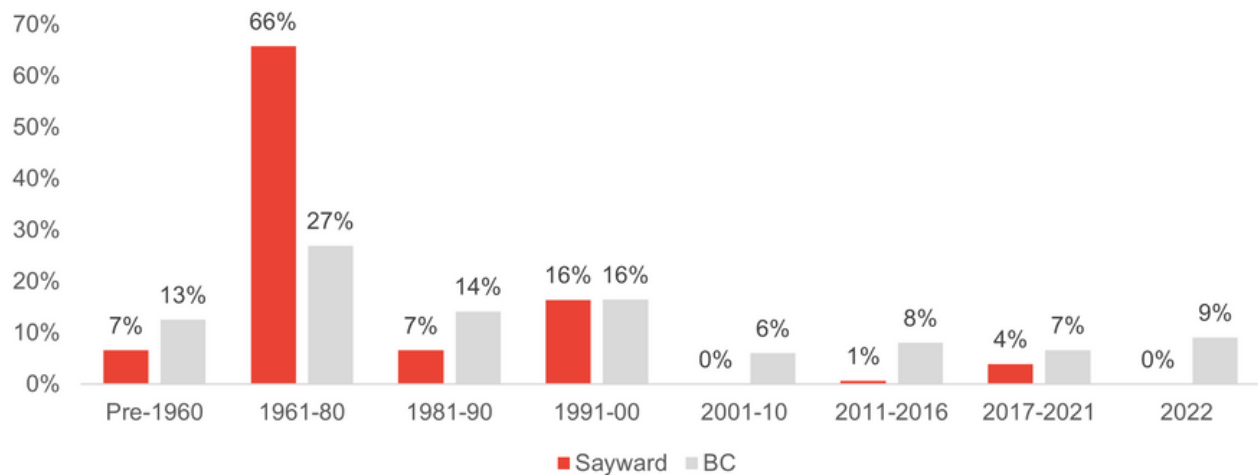
Two-thirds of the existing housing stock was built between 1961 and 1980, including the only apartment building which was constructed in 1979. There was a small resurgence of building in the 1990s, during which 17% of the existing stock was built. From 2001 to 2021, the census showed no units built, but this is likely due to rounding as Sayward's records indicate seven new units built in the last 10 years (Figure 23).

Figure 22 Housing Types Sayward and BC (2021)



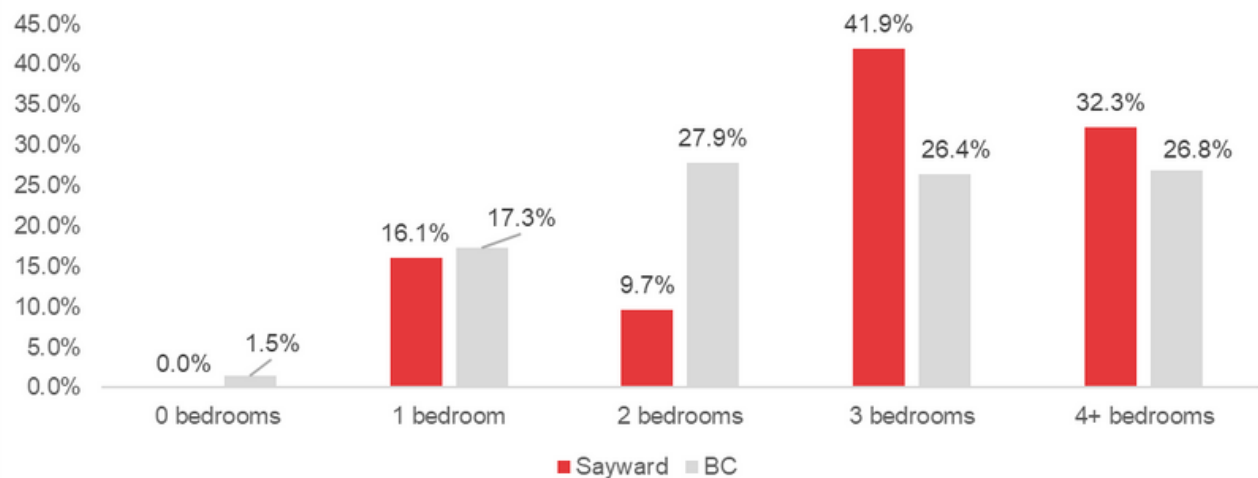
Statistics Canada (2022)

Figure 23 Housing Built Date Sayward and BC



Statistics Canada (2022), Village of Sayward data

Figure 24 Dwelling Size (# of bedrooms) Sayward and BC



Statistics Canada (2022)

Table 15 Sayward Housing Stock by Bedroom Size (2021)

Size	# of units	% of existing stock
Total	155	100%
0 bedrooms	0	0.0%
1 bedroom	25	16.1%
2 bedrooms	15	9.7%
3 bedrooms	65	41.9%
4+ bedrooms	50	32.3%

Table 16 Sayward Housing Stock by Dwelling Type (2021)

Currently occupied/available	Sayward 2021		Rental Vacancy Rate
	#	%	
Total	170	100	x
Single-detached house	130	76.5%	x
Semi-detached house	0	0.0%	x
Row house	0	0.0%	x
Apartment or flat in a duplex	0	0.0%	x
Apartment in a building < five storeys	25	14.7%	x
Apartment in a building of five or more storeys	0	0.0%	x
Other single-attached house	0	0.0%	x
Movable dwelling	15	8.8%	x

Table 17 Sayward Housing Stock by Date Built

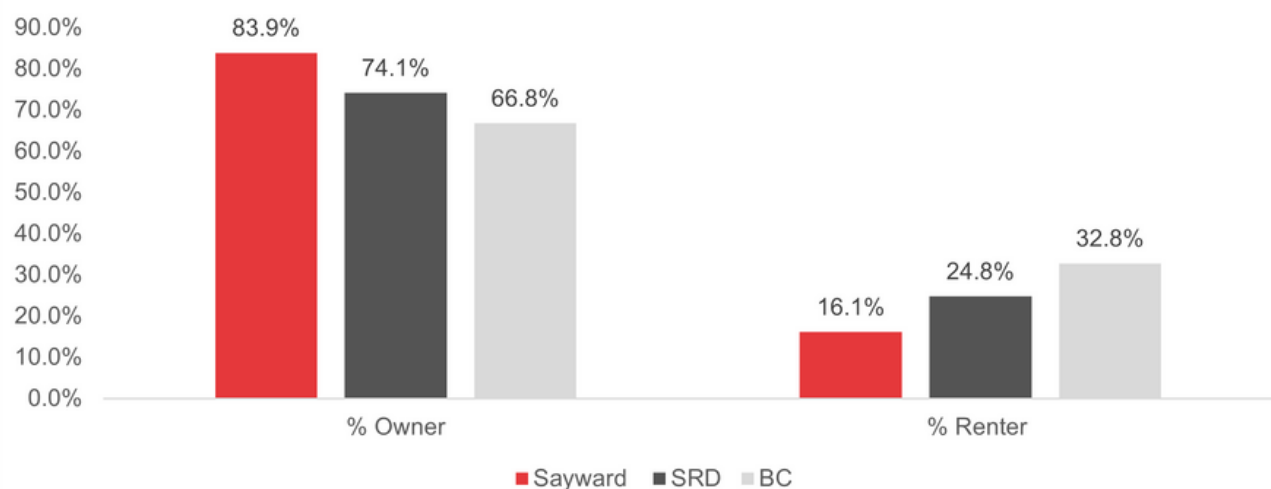
Date Built	# of dwelling units	% of housing stock
pre-1960	10	7%
1961-80	100	69%
1981-90	10	7%
1991-00	25	17%
2001-10	0	0%
2011-2016	0	0%
2017-2021	0	0%
2022	0	0%

Household Tenure

Most households (84%) in Sayward own their dwelling, with a significantly lower percentage of renters than the provincial average. This is common in rural communities where there is little purpose built rental, if any. The monthly dwelling costs for residents in Sayward is almost exactly 50% of the costs in the rest of British Columbia across the board, both for owners and renters.

While this is positive from an affordability perspective, there are also significant transportation costs involved with living in Sayward. Many amenities and services can only be accessed in Campbell River, a 150 km round trip which represents significant fuel and maintenance costs for vehicle owners and obstacles for anyone who cannot or chooses not to drive.

Figure 25 Proportion of Renter and Owner Sayward, SRD, and BC

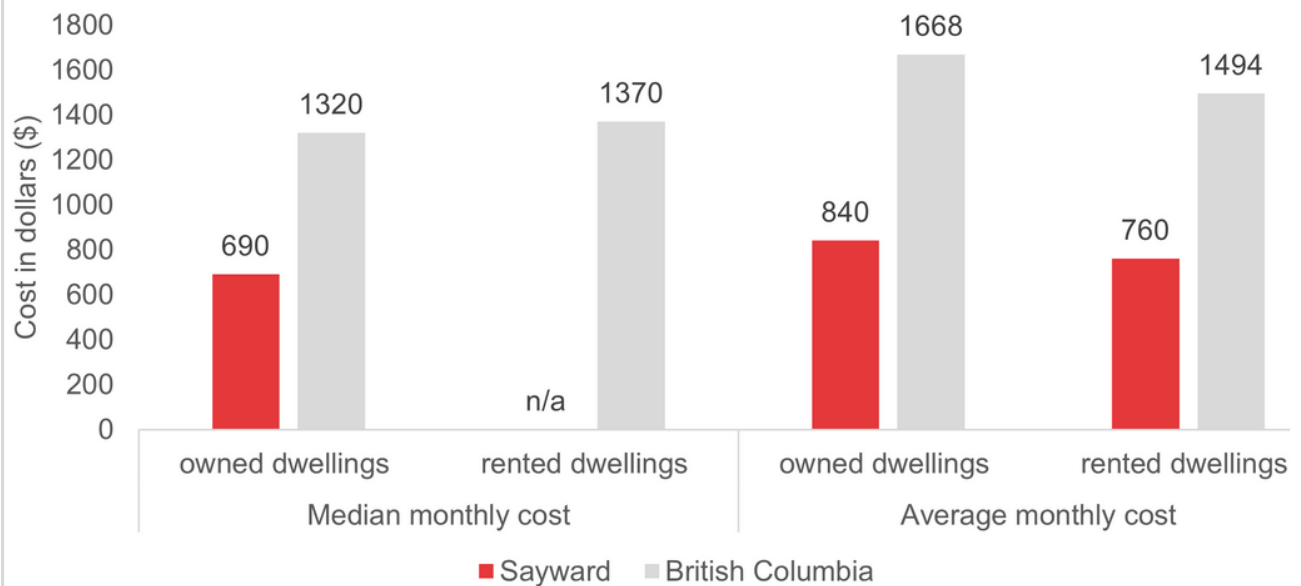


Statistics Canada (2022)

Table 18 Sayward Specialized Housing Unit Types (2021)

Subsidized housing units	Primary rental units	Secondary Rental units	Short-term rental units	Co-operative housing units	Post-secondary housing units	Shelter beds/ emergency housing units
0	x	x	x	x	x	x

Figure 26 Monthly Dwelling Costs Sayward and BC (2021)



Statistics Canada (2022)

Table 19 Household Tenure for Sayward, SRD, and BC (2021)

Location	# of households	Owner		Renter		% of Renters in Subsidized Housing
		#	%	#	%	
Sayward	155	130	83.9%	25	16.1%	0.0%
SRD	21230	15740	74.1%	5260	24.8%	12.1%
BC	2,041,835	1363190	66.8%	669450	32.8%	11.0%

Homeownership Market

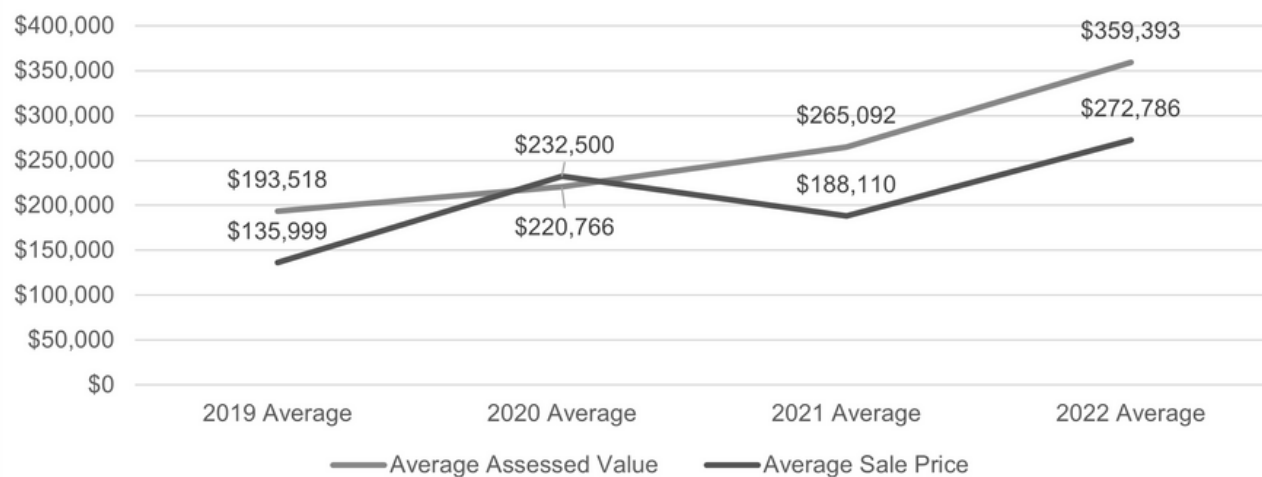
The homeownership market in the Village is significantly less expensive than the rest of British Columbia. However, as incomes are also lower this does not mean that the housing available is necessarily more affordable or attainable for residents.

There is a lot of available data on home values. Assessed value and sales price history are provided by BC Assessment and while assessed value does provide some insight, the more accurate metric is what homes were actually sold for.

The census provides an opportunity for homeowners to self-assess the value of their property, which is of course the least accurate as it can be swayed by many factors. Still, the intense upward trend (especially between 2016 and 2021) of owner-assessed value is telling and follows actual increases in sale price.

Consistent with the affordability crisis observed in the rest of BC, selling prices in Sayward doubled between 2019 and 2022. This drastic increase was cited as a concern by many respondents to the survey and community engagement.

Figure 27 Sayward Housing Values Over Time



BC Assessment (2019-2022)

Figure 28 Average Sale Prices by Unit Size (2021)



BC Assessment (2021)

Figure 29 Average Assessed Value by Unit Size (2021)



BC Assessment (2021)

Figure 30 Average Sale Price by Dwelling Type (2021)

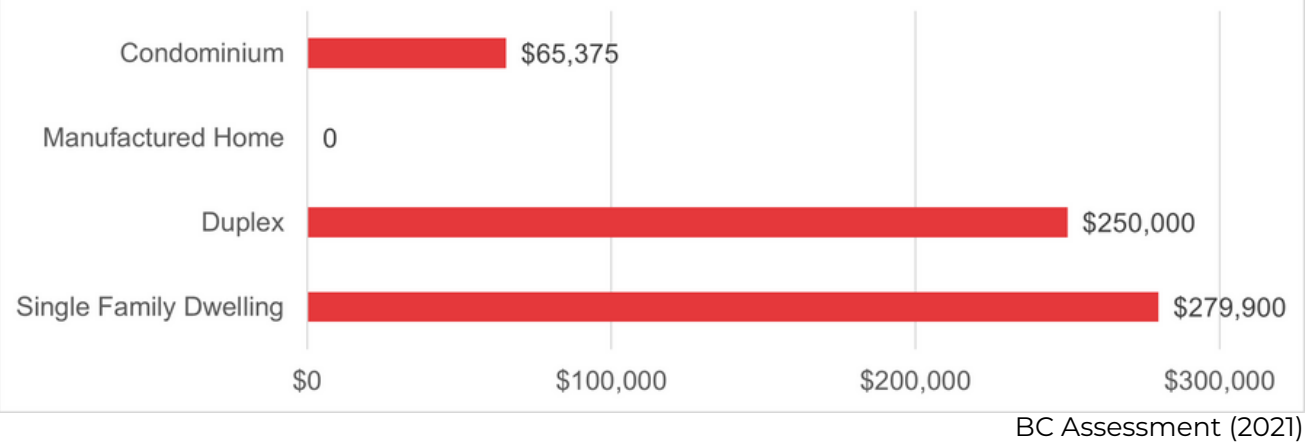


Figure 31 Average Assessed Value by Dwelling Type (2021)

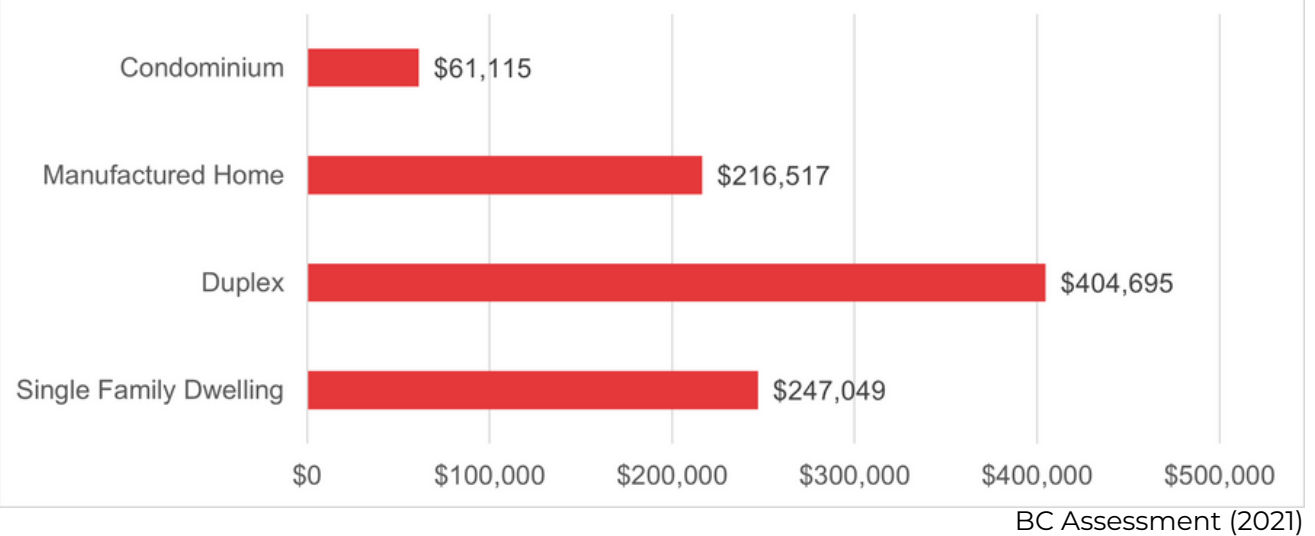


Table 20 Sayward Average Home Sale Prices by Dwelling Type

Structure Type	2019 Average	2020 Average	2021 Average	2022 Average
Single Family Dwelling	\$206,747	\$232,500	\$279,900	\$328,748
Duplex	\$231,000	x	\$250,000	x
Manufactured Home	\$5,000	x	x	x
Condominium	\$47,875	x	\$65,375	\$104,900
All Units	\$135,999	\$232,500	\$188,110	\$272,786

Table 21 Sayward Average Home Sale Prices by Unit Size

Unit Size	2019 Average	2020 Average	2021 Average	2022 Average
1 Bedroom	\$41,900	x	\$49,500	x
2 Bedroom	\$119,833	x	\$165,625	\$209,634
3 Bedroom	\$103,500	\$203,750	\$302,050	\$347,000
4 Bedroom	x	\$261,250	\$257,750	\$324,878
5 Bedroom	x	x	x	x

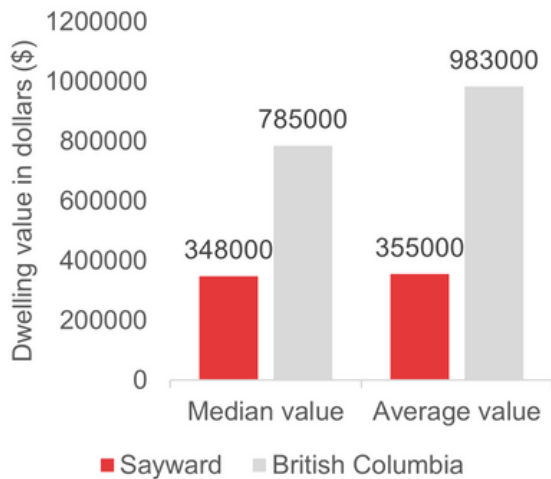
Table 22 Sayward Average Assessed Value by Dwelling Type

	2019 Average	2020 Average	2021 Average	2022 Average
Single Family Dwelling	\$217,373	\$220,766	\$247,049	\$333,944
Duplex	\$293,719	x	\$404,695	\$552,747
Manufactured Home	\$123,000	x	\$216,517	\$288,911
Condominium	\$39,259	x	\$61,115	\$83,527
All Units	\$193,518	\$220,766	\$265,092	\$359,393

Table 23 Sayward Average Assessed Value by Unit Size

	2019 Average	2020 Average	2021 Average	2022 Average
1 Bed	\$98,450	\$171,800	\$99,165	\$149,915
2 Bed	\$136,186	\$196,950	\$201,829	\$277,190
3 Bed	\$282,540	\$227,187	\$332,933	\$456,290
4 Bed	x	\$247,607	\$250,902	\$319,582
5 Bed	x	\$253,863	\$285,688	\$357,388

Figure 32 Owner Assessed Value Sayward and BC (2021)

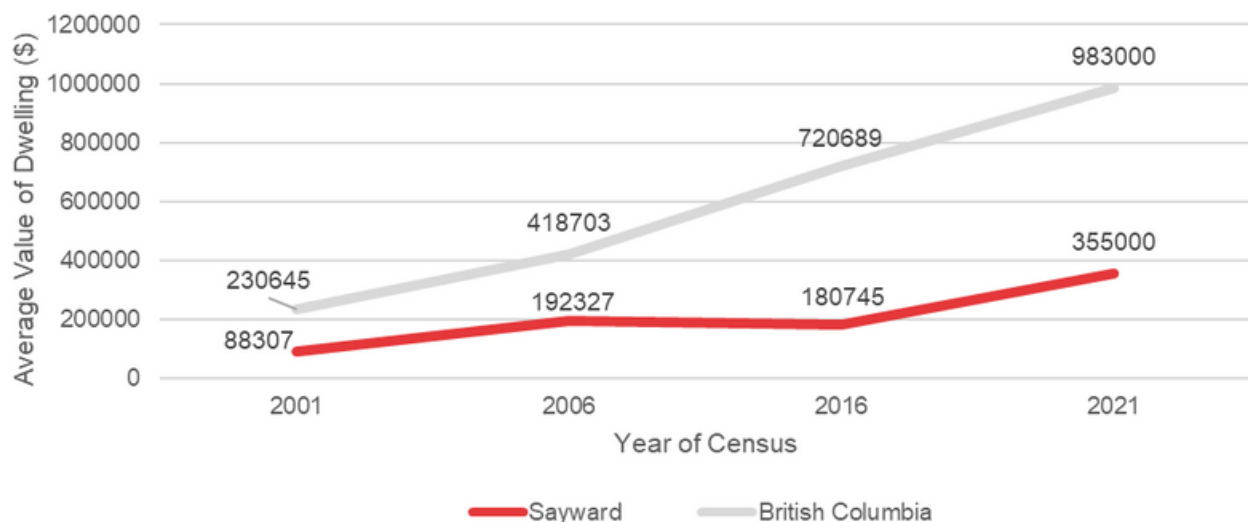


Statistics Canada (2022)

“Value (owner estimated) refers to the dollar amount expected by the owner if the asset were to be sold. In the context of dwelling it refers to the value of the entire dwelling including the value of the land it is on and of any other structure such as a garage which is on the property. If the dwelling is located in a building which contains several dwellings or a combination of residential and business premises all of which the household owns the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.”

Statistics Canada (2022)

Figure 33 Owner Assessed Value Sayward and BC (2001-2021)



Statistics Canada (2017, 2019a, 2019b, 2022)

Rental Market

The Village of Sayward does not have any purpose built rental, nor any subsidized rental units (Table 18). Rental vacancy data was not available for the Village, however feedback from community engagement did mention a lack of options for renters.

Short-term Rentals

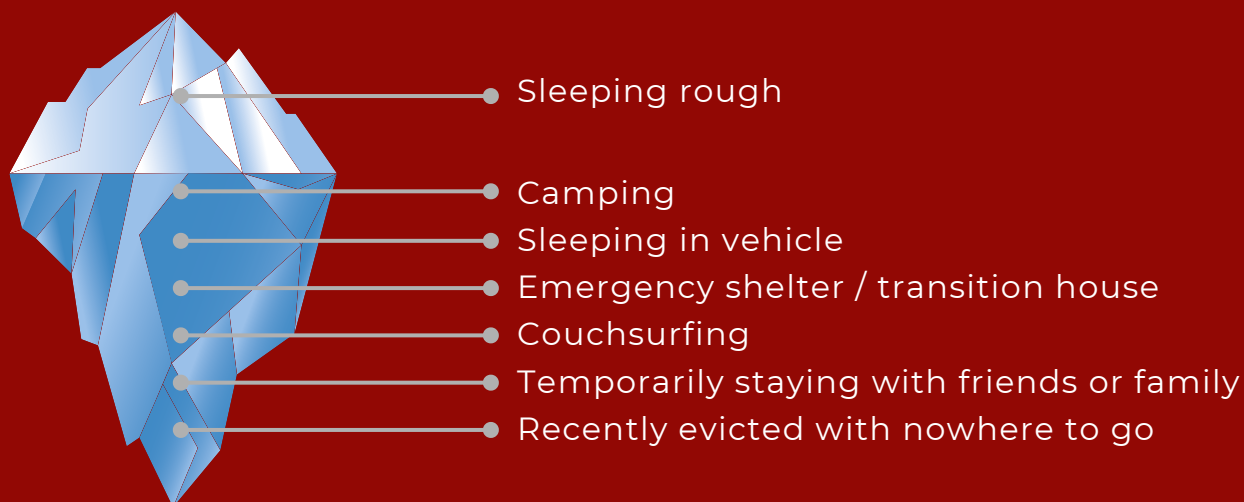
The Sayward Village Campground and Salmon River Campground provide space for short term RV pad rentals, with Sayward on Sea hotel providing rooms.

There are some other options nearby but outside of the Village boundary for short term rental, vacation or seasonal employment housing, at the Sayward Valley Resort (formerly known as Fisherboy Motel), White River Resort, Lazy Acres Guesthouse, Mountainside Farm Guesthouse, and possibly others.

There does not appear to be any listings within the boundaries of the Village of Sayward on AirBnB or VRBO short term vacation rentals.

What about people who are not owners or renters?

Visible homelessness (sleeping rough/on the street) is only the tip of the iceberg. There are many ways that community members might be housed that falls outside of the binary of ownership and rental.



Adapted from the Wellesley Institute's Precarious Housing Iceberg. (Wellesley Institute. 2010. Precarious Housing in Canada.)

Housing Needs

Core Housing Need

Even though housing in the Village of Sayward is less expensive than the rest of BC, there is a significant number of people in core housing need. The 2021 census reports 26% of residents in Sayward as being in core housing need, twice the provincial average. This means that over a quarter of residents are spending more than 30% of their income on shelter, and also do not have options for alternative local housing that would meet acceptable housing standards.

Core housing need is further concentrated on renter households. While the majority of households in Sayward are owner households, the 2021 census shows that 83% of the renter households that do exist in Sayward are defined as being in core housing need.

It should be noted that because the number of residents is quite small (less than 50) in this category, the exact percentage could be greatly impacted by rounding.

A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Housing standards are defined as follows:

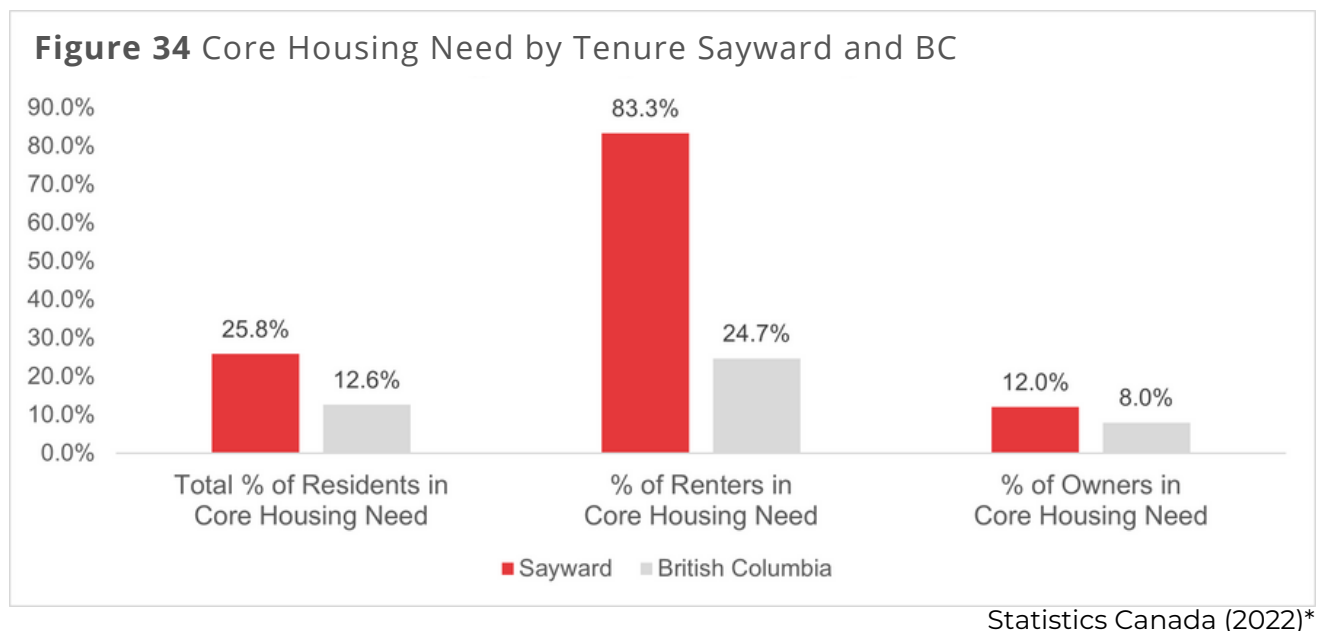
- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing has shelter costs equal to less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

(Statistics Canada, 2017)

However, the overall picture is what matters. It shows that a renter is more likely to be in core housing need than not, and much more likely than a homeowner to be in core housing need. This is an issue of inequity and a cause for concern. 12% of owner households are also in core housing need, which is 50% higher than the BC average of 8%. There has also been a significant 19% increase to households in core housing need from 2016-2021 (Table 27), and a shocking 200% increase in households paying more than 30% of their income (Table 24).

Extreme Core Housing Need is also a category defined by Statistics Canada, which includes the same criteria but increases the percentage of income spent on rent from 30% or more to 50% or more. There was no data available for Sayward on Extreme Core Housing Need.

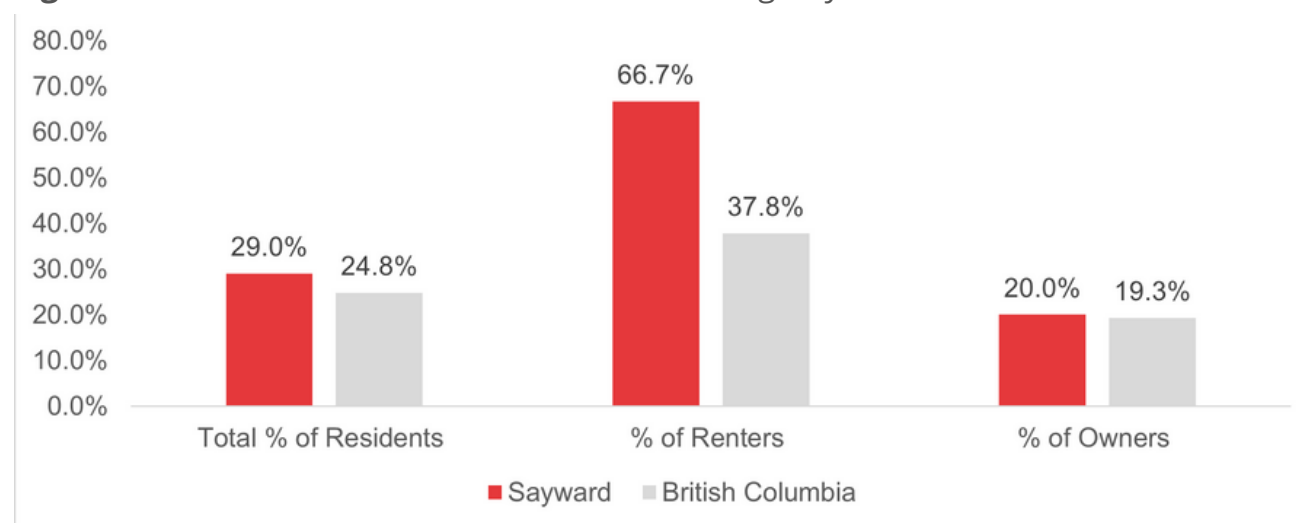
Table 27 also shows what percentage of households are in acceptable housing, defined as "adequate in condition, suitable in size and affordable" (Statistics Canada, 2022).



"Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'"

Non-family households with at least one maintainer aged 15 to 29 attending school are considered not to be in 'core housing need' regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as being a temporary condition."

Figure 35 Households in Unaffordable Housing Sayward and BC



Statistics Canada (2022)

Table 24 Household Count by Affordability Factors (2011-2021)

Affordability		2011	2016	2021	% Δ 16-21 (Change)
# of households spending 30% or more of income on shelter costs	Total	x	15	45	200%
	Renters	x	x	x	x
	Owners	x	x	x	x
% of existing households spending 30% or more of income on shelter costs	Total	x	11.5%	29.0%	152%
	Renters	x	x	66.7%	x
	Owners	x	x	20.0%	x

Table 25 Household Count by Adequacy Factors (2011-2021)

# of Households in Dwellings requiring major repairs	2011	2016	2021	% Δ 16-21 (Change)
Total	x	0	0	0%
Renters	x	0	0	0%
Owners	x	0	0	0%

Table 26 Household Count by Suitability Factors (2011-2021)

Number of households, overcrowded dwellings	2011	2016	2021	% Δ 16-21 (Change)
Total	x	x	x	0%
Renters	x	x	x	0%
Owners	x	x	x	0%

Table 27 Households in Core Housing Need (2011-2021)

Core Housing Need		2011	2016	2021	% Δ 16-21 (Change)
# of Households (25% sample data)	Total	x	130	155	19.2%
	Renters	x	x	25	x
	Owners	x	x	130	x
% in Core Housing Need	Total	x	x	25.8%	x
	Renters	x	x	83.3%	x
	Owners	x	x	12.0%	x
% of Households with acceptable housing	Total	x	x	67.7%	x
	Renters	x	x	x	x
	Owners	x	x	x	x

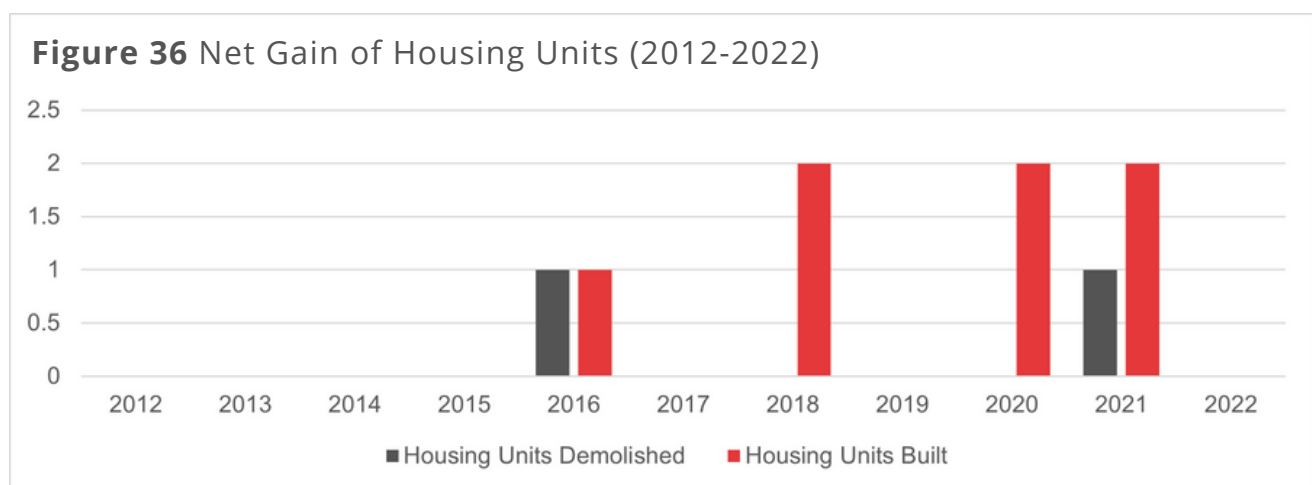
Community Growth

There was no data available for Registered New Homes in the last 10 years. The note from CMHC explains "For privacy reasons data has been suppressed for communities where there are less than 5 homes registered in a year. In other words, it is possible that there were up to 4 units built in any given year but the specific data on registered homes is not available" (CMHC, 2022).

Based on data from the Village, there have been seven housing units substantially completed in the last 10 years, all of which were single-family dwellings. There have been two housing units demolished in the last

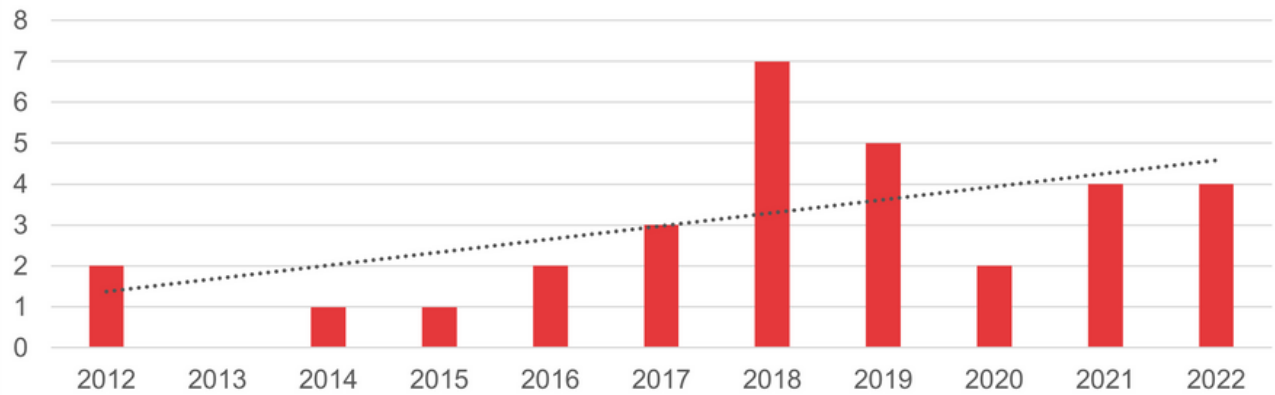
10 years, one classified as a single-family dwelling and one as a mobile home. This has resulted in a net gain of five new dwelling units over 10 years.

The data on building permits shows an upward trend over the last 10 years, with a particular surge in 2018 and 2019 (Figure 37). Since only seven housing units were built in the last 10 years, and 31 building permits issued, the majority were likely for repairs, upgrades and additions. The increase may be due to an actual increase in activity, or due to an increase in compliance with bylaws for the activities that require permits.



Village of Sayward records

Figure 37 Building Permits Issued (2012-2022)



Village of Sayward records

The Village will consider existing infrastructure and what limitations it may impose on growth.

Development may also provide opportunities for needed repairs, maintenance and upgrade to municipal services. The Village Public Works and Engineering department has identified a large percentage of community infrastructure as being in poor condition (Urban Systems Ltd., 2021a).

Linear Water Infrastructure

- 43% poor condition
- All water from Newcastle Creek
- 2018 new water treatment plant was constructed
- Asset management plan says 588 m will be replaced by 2040
- Some properties in the Village on wells, water service can service 350 people while log sort running

Sewer Infrastructure

- 35% in poor condition
- Most properties on the sewer system but not all
- Sewage lagoon/effluent pond is designed flow for 500 people (180m³ a day)

Storm Drainage Infrastructure

- 33% of system in poor condition
- 2021 master drainage plan identified flooding on Macmillan Drive and outlet pipes that fill with gravel
- Considerations taken for more rain with climate change model
- Sea level Rise and floodplain updates will also have implications for stormwater drainage (McElhanney, 2021).

Unit Size Considerations

Part of understanding community housing needs is anticipating the size of dwellings (generally measured by number of bedrooms) required to house the current and future population. CMHC uses their National Occupancy Standard (NOS) to determine whether someone is underhoused or overhoused (2022). The gist of the standard is summarized in Table 28. These are not meant as enforceable standards or legal instruments to restrict who can rent or occupy a given space. Instead they serve to estimate the number of people who are living in overcrowded conditions (the main concern) or who might have more space than they need (usually applied in housing cooperatives).

Suitably housed: essentially means that there are no more than 2 people to each bedroom, or 1 to a 0 bedroom bachelor suite. Couples may share a room and occupants under 18 years old (of the same sex) may share a room without being considered underhoused. Parents (lone or couple) and children have separate bedrooms.

Underhoused: applies in any of the following scenarios. More than 2 people to a bedroom. Household members have to share a room with another member who is not their spouse. Members between 5 and 18 years old have to share a room with an opposite sex sibling. Parents (lone or couple) share a room with their child or children.

Overhoused: technically a household is considered overhoused if there is more than one bedroom per occupant. This is not a health concern like it is to be underhoused, but could mean that housing costs (including maintenance or heating/cooling) are less manageable for a household. A household may have extra bedrooms for regular overnight guests or to accommodate intergenerational living (expecting children, aging parents, or both). With the changing nature of work, many households may have bedrooms converted to home offices. Considering these, Table 28 explaining the NOS has a “?” next to the overhoused situations that may not truly be overhoused.

Based on a comparison of current household composition and NOS dwelling size, Table 29 below calculates the ideal composition of unit sizes for Sayward. Table 30 shows the discrepancy between this ideal and the units that are currently available. While it may seem that there are a lot of people who are overhoused, it is equally as possible that larger households are forced into smaller units due to affordability and availability at their price range. This is evidenced in this quote from the SRD Housing Needs Assessment.

"We had been living in a too-small rental home in Campbell River, when our landlord renovicted us. Even though fuel prices have skyrocketed, it was cheaper for us to buy a home in Sayward than it was to rent in Campbell River. The process was extremely stressful, and we almost didn't qualify for the purchase. The house we bought is still really too small for our family of 6, but is all we could manage."

***Strathcona Regional District,
Electoral Area A Housing Needs
Report (2021, p. 59)***

Table 28 National Occupancy Standard, possible combinations for Suitably Housed (S), Underhoused (U), and Overhoused (O)

Number of Occupants	1	2	3	4	5 +
0 bedrooms (bachelor)	S	U	U	U	U
1 bedroom	S	S	U	U	U
2 bedrooms	O?	S	S	S	U
3 bedrooms	O	O?	S	S	S
4 bedrooms or more	O	O	O?	S	Unknown

Table 29 Household Composition and Unit Size Analysis

Household Composition	# of households	Ideal # of bedrooms
One-person households	50	0 or 1
Couple-family without children	70	1 or 2
One-parent-family households	10	2 or more
Couple-family with children	15	2 or more
One-census-family households with additional persons	5	2 or more
Two-or-more-person non-census-family households	10	2 or more
Multigenerational households	5	3 or more

Table 30 Unit Size Compared to NOS Suitably Housed standard

Household Composition	Ideal # of bedrooms	Actual	Mismatch
0 bedrooms (bachelor)	25	0	-25
1 bedroom	60	25	-35
2 bedrooms	45	15	-30
3 bedrooms	20	65	+45
4 bedrooms or more	15	50	+35

Community Engagement

Pop-Up Engagement

On August 7th, a booth was set up outside the library branch, recycling centre and Kelsey Recreation Centre to gather community feedback about Active Transportation and Housing Needs. There was not a high turnout but there were nonetheless some very valuable responses to the following four questions:

What do you see as the most pressing housing needs in Sayward? Now and in the coming future?

- There was really high demand and prices were going up a lot. That seems to be slowing down with the higher interest rates.
- Affordability - now & future. Water supply - future.
- For couples and single people who are retirees. Needs to be affordable. Canada used to have a federal housing policy - this needs to be reinstated or replaced with something.
- Affordable housing. More density (apartment buildings, townhomes). Senior's housing (increase).

Who (what population groups) are finding it the most challenging to meet their housing needs in Sayward?

- Younger people are moving back in their 20s, after moving away. Some are living at their parents' place or in RVs.
- Younger families & seniors (no seniors housing or proper medical facility).
- Single younger people - not much besides the apartments. Not a lot of rental housing.
- Seniors. Younger people.



What changes are needed to meet the housing needs of Seniors? Youth? Families?

- There is programming and things going for the seniors which is great. Some have trailers (mobile homes) reaching their end of life and falling apart, which were the only affordable option for some seniors. Then they have to move away to Campbell River and/or an old folks home.
- Improved zoning
- Rental at a price that people can afford. Accessibility is a big issue, keeping things on one level. Different sizes and counter heights - not one size fits all.
- Low-income housing. More dense housing. More affordable.

Do you have any additional ideas about improving housing for the community of Sayward?

- There was nothing being built for a long time, now the odd one is being built again. The homebuilders have to live in the house for a year to avoid paying a bunch of extra taxes and fees. Those regulations and extra costs might be making it inconvenient to build.
- Flexible zoning. Types of housing (more options for all walks of life). Compact spaces and judicious use of resources. Micro-housing.
- Subsidized housing. Appropriate housing.
- The vacant building that used to have shops in it could be modified and used for housing, it's a waste sitting empty the way it is.

Commercial building referred to in community member comment, above



Survey Results

The housing needs assessment survey was mailed to each residential address within the Village and the primary address of each property owner if it was not one and the same. The mailed copy provided instructions on returning the survey as well as a link to the online version for convenience. The online version was also shared by the Village through their website, Facebook posts, and posters.

A total of 56 surveys were returned, 44 of which were online and 12 mailed-out which were manually filled out. Not all respondents answered every question, so the percentages quoted are in relation to the number of responses for that specific question. See Appendix A for the full results of the survey including number of responses to each question and Appendix B for the engagement materials.

The vast majority of respondents were homeowners (89%), with only a handful of renters represented. Most were full time residents of Sayward (78%), with only one part time resident, and the rest being landowners who did not reside in Sayward.

81% of respondents have their primary residence in Sayward and, of these, most plan to stay at a primary residence in Sayward for the next 5 years, with almost a third unsure of their future plans. Of those who live outside of Sayward, only one person plans to make Sayward their permanent residence in the next 5 years, with 3 unsure.

The majority of respondents indicated that the address they either live in or own has a single detached house (73%), with a few who selected apartment, mobile home, and RV. Notably, there are several respondents with bare land which they plan to build on.

When asked about illegal or inappropriate housing, most respondents replied that they weren't sure/aware of this or that it did not apply. Several pointed to unsafe and substandard housing, and a few to unauthorized housing (e.g. no occupancy permit).

Those identified as having the hardest time meeting their housing needs (starting with the highest) were families, seniors, and young

adults. In Sayward, respondents identified RVs, mobile homes, rental housing and apartments as the most common residences for those who need affordable housing.

The housing supply gaps most identified were affordable rental, seniors housing, affordable home ownership, and housing for families. The type of seniors housing that is most needed was identified as Assisted Living (AL), followed by Seniors' Supportive housing. There was also moderate support for Campus of Care (AL/Long term care), accessible units, and carriage houses.

44% of respondents indicated that they pay less than 30% of their annual income on housing expenses. 31% of respondents pay between 30-50%. And 8% of respondents to this question (3 people) indicated that they pay more than 50% of their annual income on housing expenses, meaning that they are in extreme core housing need.

Most respondents indicated their homes only needed minor repairs, though some need major repairs. A third of respondents said their

housing could be improved by energy efficiency improvements. A few indicated the need for critical repairs.

The demographic profile of respondents was consistent with the overall profile of the Village, except for underrepresentation of Indigenous residents. Most live with a partner and no children (2 occupants), in a home with 3 bedrooms. The majority of respondents have full time employment, and about a third were retired.

Sayward Age Friendly Report

The Village of Sayward adopted an Age-Friendly Plan in 2022. The recommendations around housing were as follows:

2.1 Align OCP and Zoning bylaw with creating opportunities for seniors supportive housing, assisted living, community care, and long-term care facilities.

2.2 Encourage the construction of affordable seniors housing, universally accessible homes, and businesses or amenities that support older adults.

2.3 Promote and educate about programs that allow for aging in place, such as grants for home modification, maintenance, and repair.

2.4 Include age-friendly considerations in upcoming Housing Needs Assessment and OCP update.

SRD Housing Needs Report

The Strathcona Regional District created a housing needs report in May 2022, including a specific report for Electoral Area A which encompasses the Village of Sayward. The summary of needs for Electoral Area A included the following:

- Seniors housing
- Family housing and amenities
- Lack of rental options
- Dramatic increase of housing costs
- Difficulty of getting repairs on aging homes
- Concerns about infrastructure and natural hazards



Quotes about the Village of Sayward from the Strathcona Regional District Housing Needs Report (2021)

"The Sayward area could benefit tremendously from high density housing options including townhomes and apartments." (p. 59)

"Home prices in the Sayward area have jumped dramatically in the last 10 years. A home in the Village that cost \$150k in 2012 now costs \$500k. This is not affordable for first time home buyers and young families are forced to rent or live in homes that do not fulfill their needs." (p. 58)

"We bought in Sayward because we couldn't afford to buy in Campbell River, where we work and go to school. We also couldn't afford to rent in Campbell River. Put restrictions on foreign investments, AirBNB, and vacation rentals." (p. 58)

"Sayward needs to expand the village and allow for more building permits for houses." (p. 58)

"Finding qualified or willing trades people that actually live or want to work in Sayward. Getting work done on property is a real problem." (p. 59)

"More need/desire for places to live in Sayward than there are available homes to buy or rent." (p. 60)

"We live in Sayward in a flood zone. We would need a bigger culvert on Sayward Road near our property. During heavy rain the water can't run fast enough. There's always the danger of flooding again. The consequences are too expensive to be ignored." (p. 60)

"Poor communication choices for remote valley residences away from Sayward road (internet/TV). No cell service along Hwy 19. Make it safer to live here!" (p. 35)

"Improve access to local shopping in Sayward village. Improve parking and camping availability in Sayward valley. Create cultural, musical, local tours on land and water events. Throw an annual bash for the entire valley. Make it more palatable to reside here." (p. 59)

Recommendations

A major issue in the Village of Sayward is that the vast majority of renters are living in core housing need. The Village should encourage purpose-built rental, new units that provide rental opportunities (homes with suites, low to medium density multi-family) and the addition of rental units in already developed areas (secondary dwelling units). Affordable rental is likely being impacted by a general lack of rental options, but especially of smaller one and two bedroom units. The Village should ensure that all current and future rental is safe, secure and appropriate for residents.

There is a need for affordable housing units and for supportive housing, especially for seniors. The Village should seek to partner with a not-for-profit housing organization to pursue building affordable and supportive housing. Land that is already owned by the Village could be used as a site for affordable and/or supportive housing. The Village should partner with other levels of government and community organizations to implement supportive housing initiatives. Promoting accessible housing and accessibility upgrades to

existing housing is also important to provide safe housing for seniors and people with disabilities.

Most homes in the Village are 40 to 60 years old and community engagement indicated that energy efficiency upgrades and repairs (mostly minor but some major) would improve their housing. Housing costs include energy bills, so inefficient heating and cooling increases the likelihood of being in core housing need. The Village should provide educational information about home improvements and energy efficiency grants. An efficient building permit process would also encourage repairs and improvements that require a permit.

There is limited land in the Village of Sayward, especially serviced lots. For this reason, the Village should encourage compact development in areas that already have servicing. This could be achieved by encouraging a diversity of units (townhouses, medium-density multifamily units) and by allowing secondary suites and secondary dwelling units (cottage houses, laneway houses).

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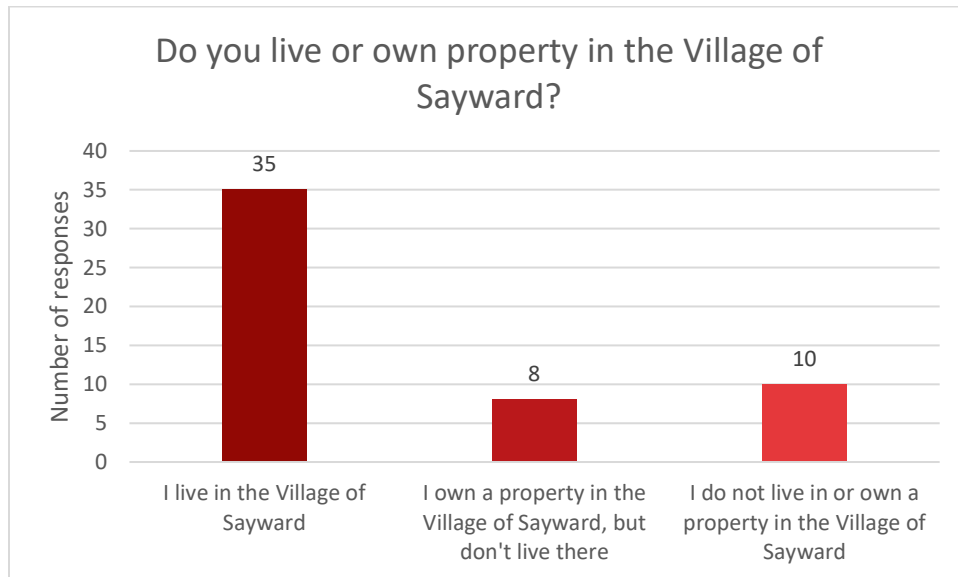
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Appendix A

Survey Results

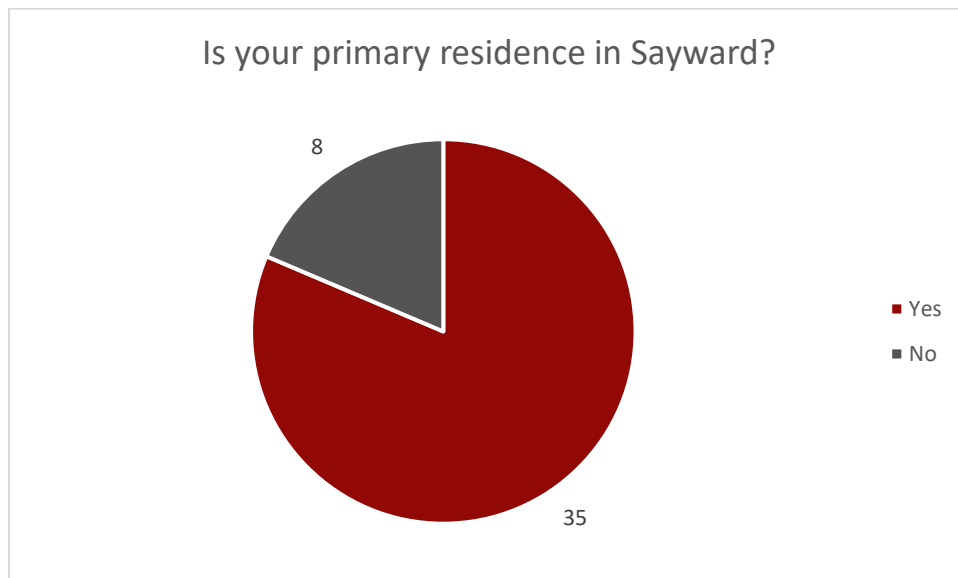
Online Survey Qualifier

Total Respondents: 53



Question 1: Is your primary residence in Sayward?

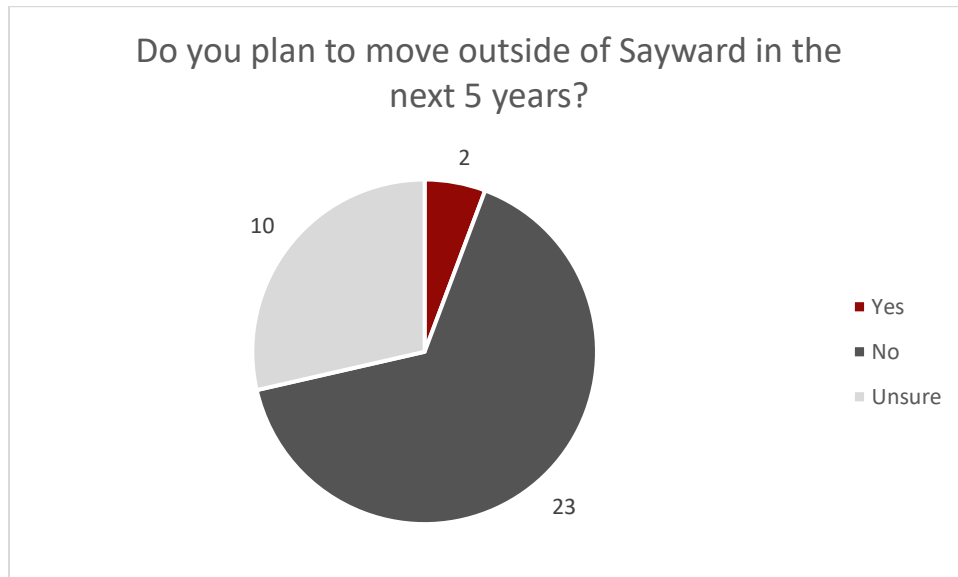
Total Respondents: 43



Question 2: Do you plan to move to a primary residence outside of Sayward in the next 5 years?

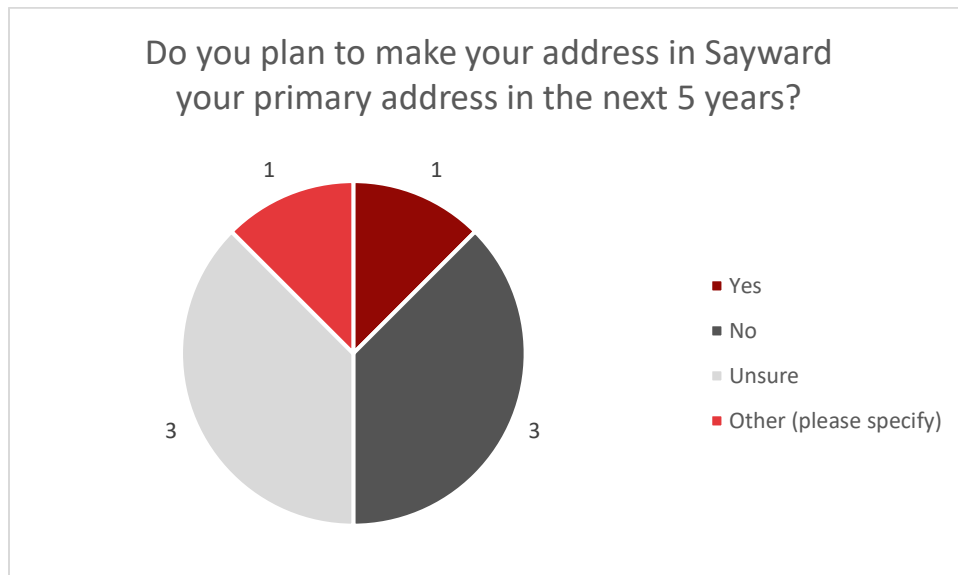
(Directed to Question 2 if answered “yes” to Question 1)

Total Respondents: 34



Question 3: Do you plan to make your address in Sayward your primary residence in the next 5 years? (Directed to Question 3 if answered “no” to Question 1)

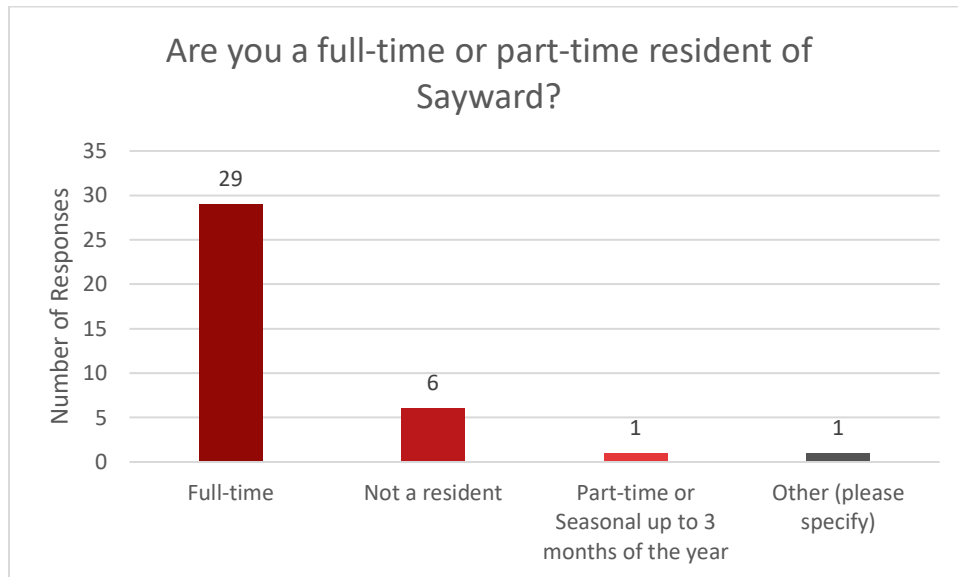
Total Respondents: 8



Other answers included: If there was affordable housing

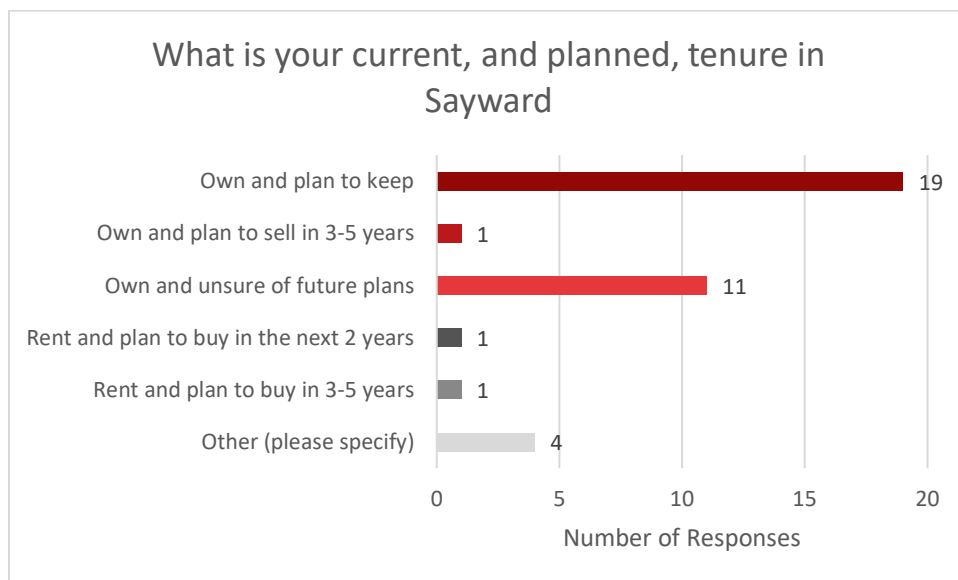
Question 4: Are you a full-time or part-time resident of Sayward?

Total Respondents: 37



Question 5: What is your current, and planned, housing tenure in Sayward?

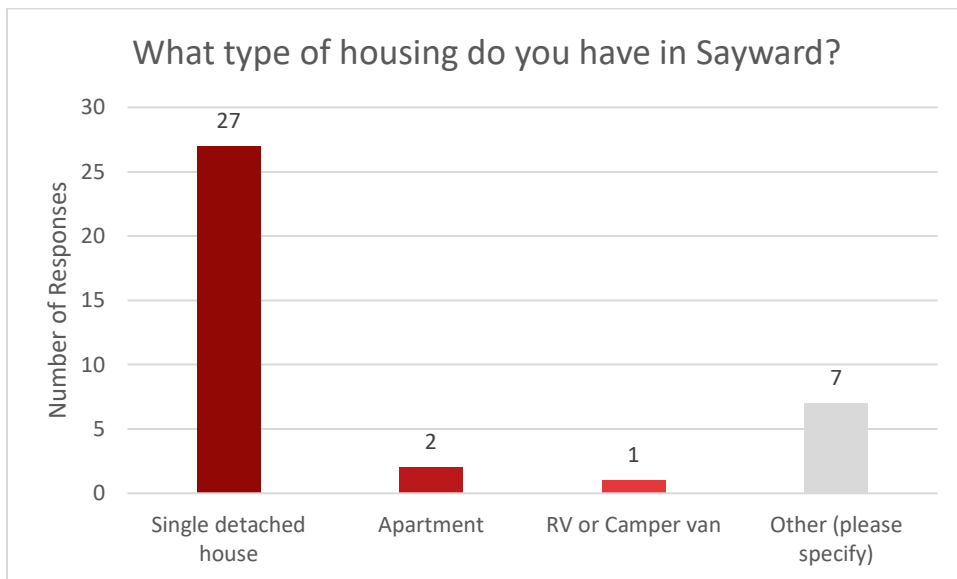
Total Respondents: 37



Other responses include: Company provides residence, Plan to reside in Sayward until I die and cannot predict that date, Own an undeveloped lot, Own, and plan to develop to assist Sayward in Housing needs, as well as use for personal use and enjoy the eco-tourism offered in the area.

Question 6: What type of housing do you have in Sayward?

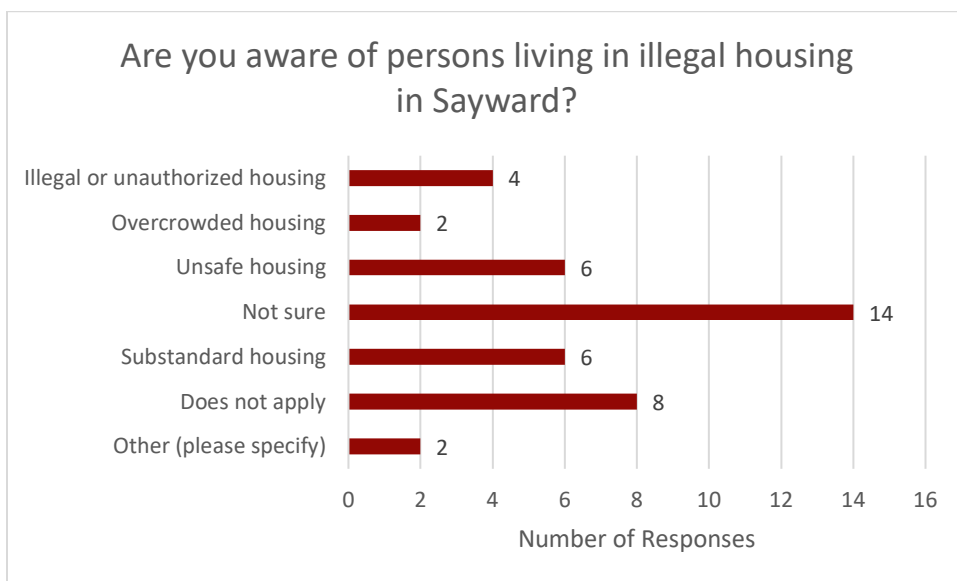
Total Respondents: 37



Other responses include: mobile home, Building Lot, Land, n/a, Cabin, A lot that I plan to build an 8-plex on, Bare land

Question 7: Are you aware of persons living in illegal or inappropriate housing in Sayward?
(Please select all that apply)

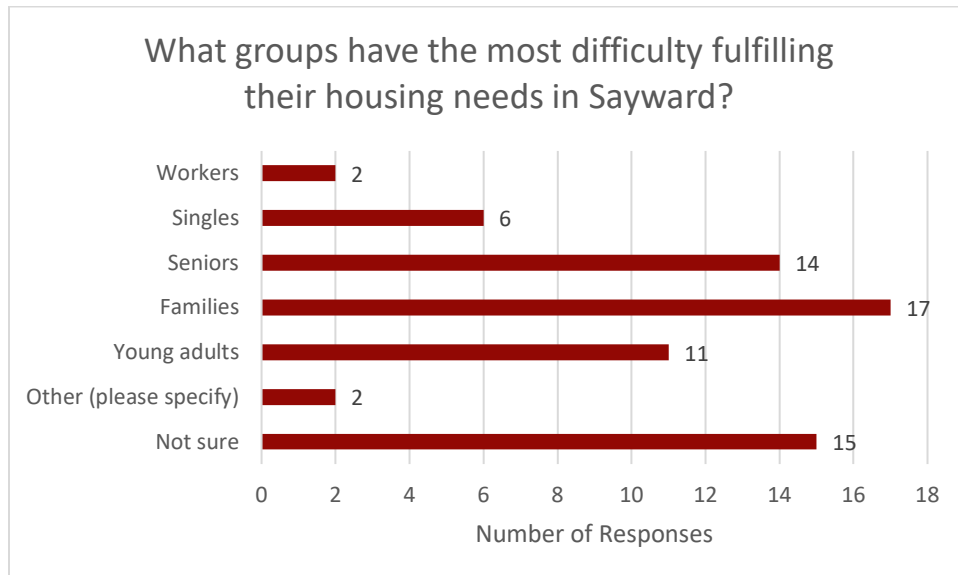
Total Responses: 44



Other responses include: persons residing in houses without an occupancy permit, Not aware

Question 8: What groups have the most difficulty fulfilling their housing needs in Sayward?

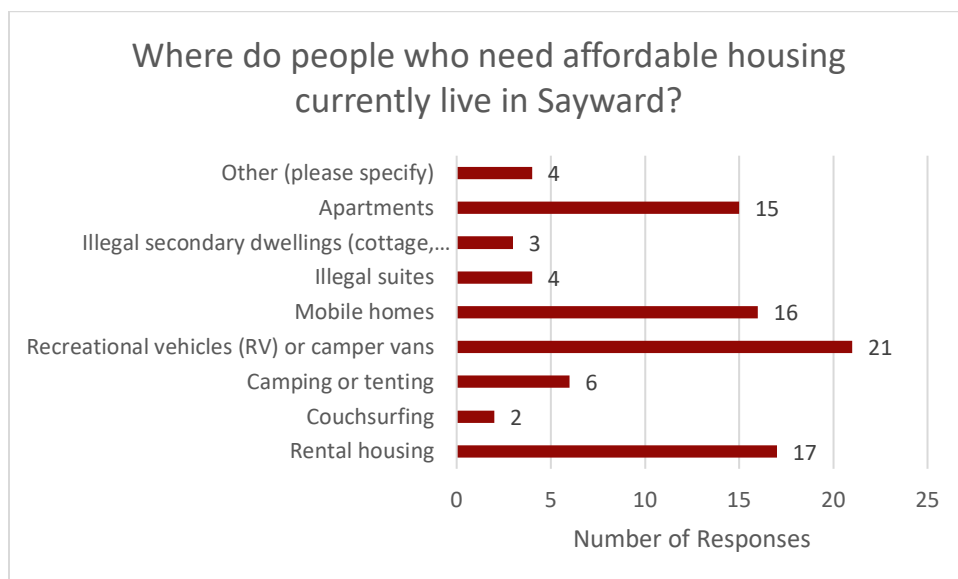
Total Responses: 67



Other responses include: Likely All Demographics struggle with access to affordable and appropriate housing, Anyone with pets

Question 9: Where do the people who need affordable housing currently live in Sayward?
(Please select all that apply)

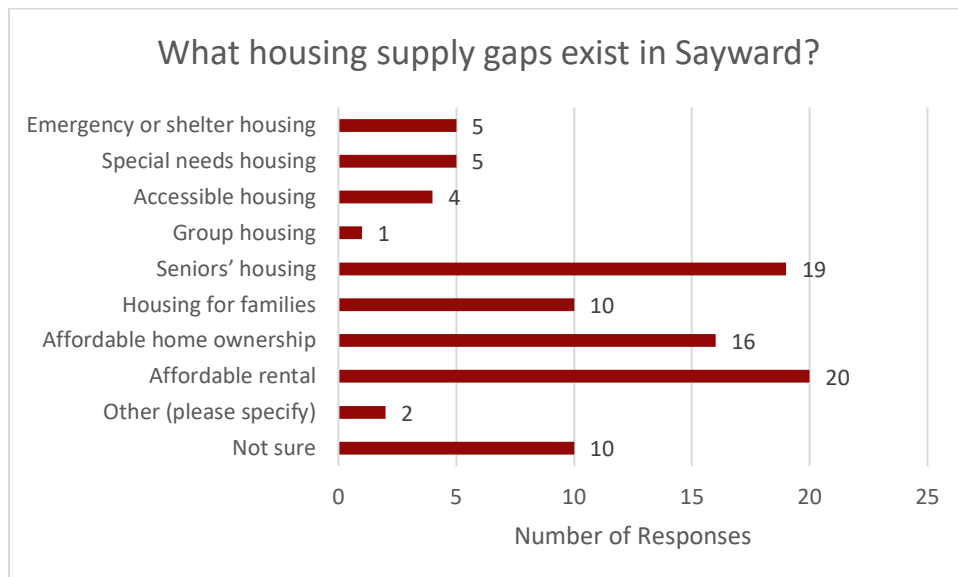
Total Responses: 88



Other responses include: don't know, Not sure, Unsure - likely all of the above, No idea

Question 10: What housing supply gaps exist in Sayward? (Please select all that apply)

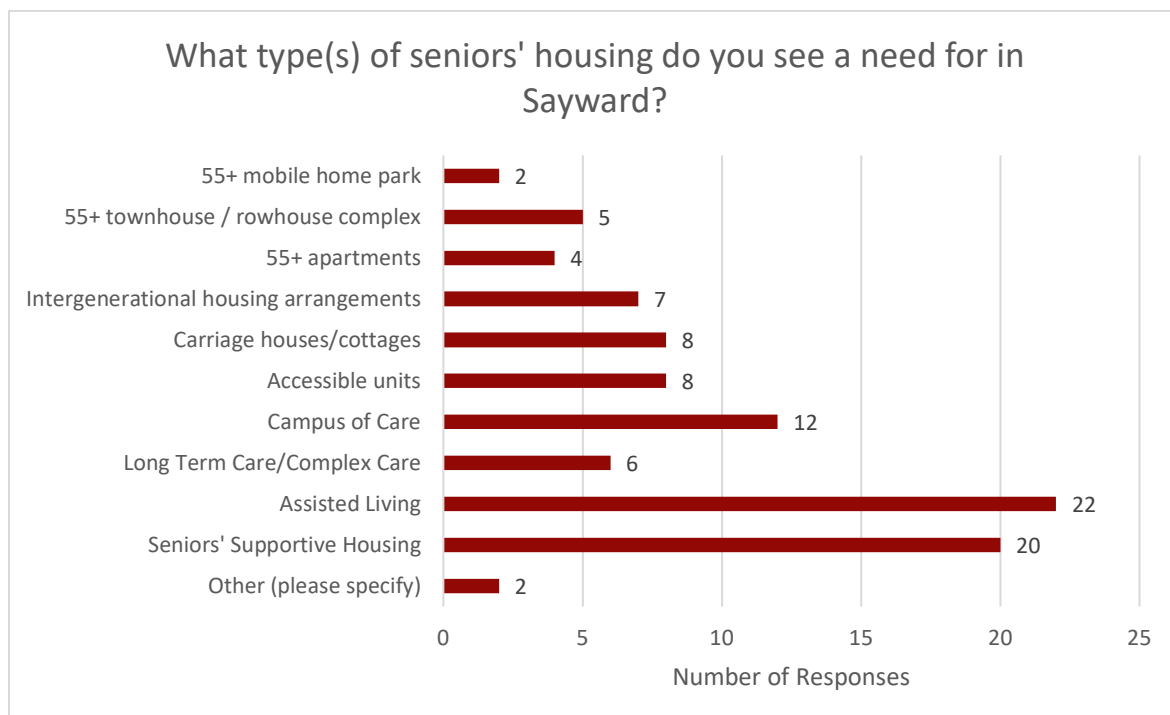
Total responses: 92



Other responses include: Houses with proper drainage around it, The ones I know of are saving their money to live elsewhere

Question 11: In previous community feedback, a need for senior's housing has been expressed. There are many different types of seniors' housing in British Columbia, which fall under different jurisdictions. Please select the type(s) of seniors' housing you see a need for in Sayward:

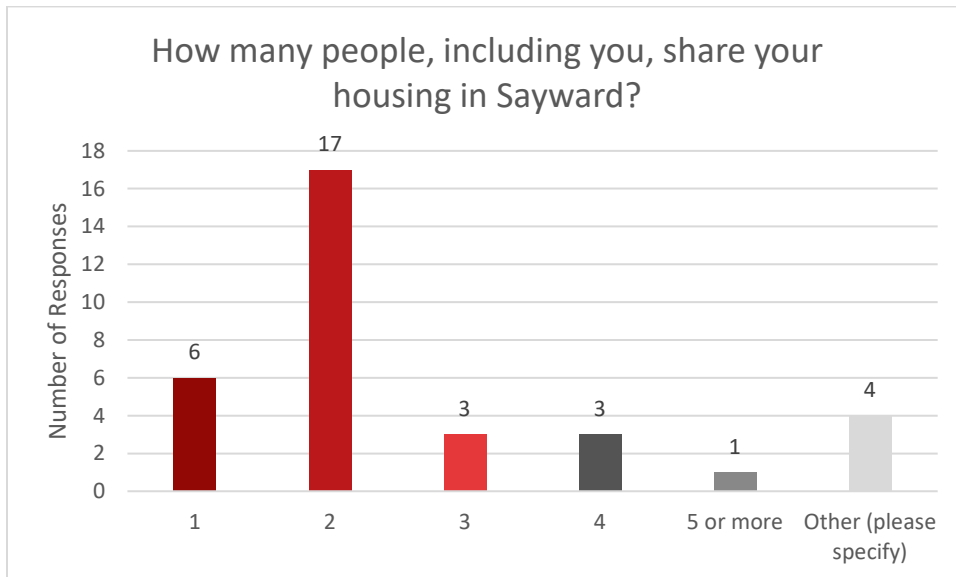
Total responses: 96



Other responses include: don't know, There is a great deal of opportunity to see Sayward become a destination for businesses, retirement, and young families with the access to nature. If we develop a development friendly OCP and densify, we can see Sayward flourish.

Question 12: How many people (including you, if applicable) share the housing at your address in Sayward?

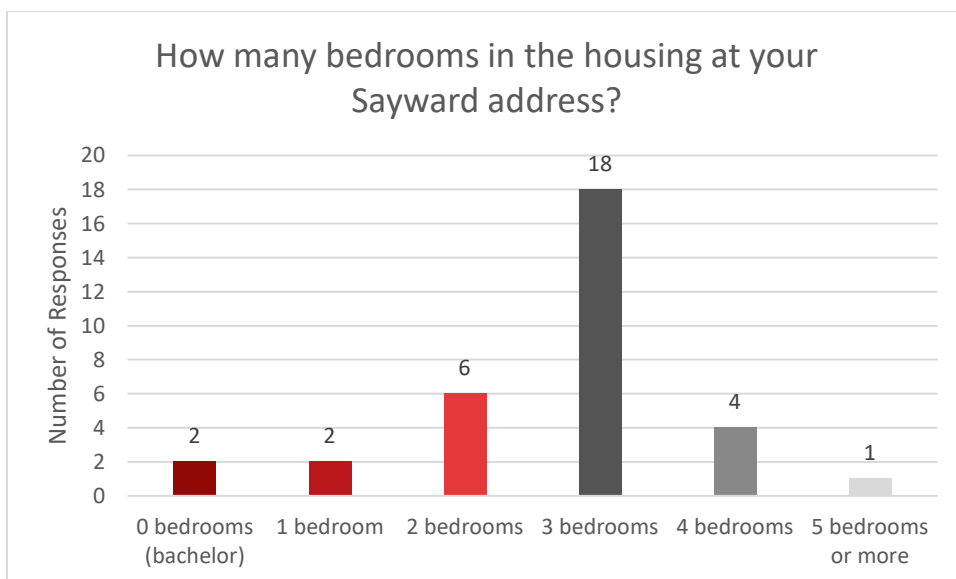
Total respondents: 34



Other responses include: We have a young Family that will absolutely enjoy the region in years to come, I/we don't live there., Do not live in Sayward currently, None

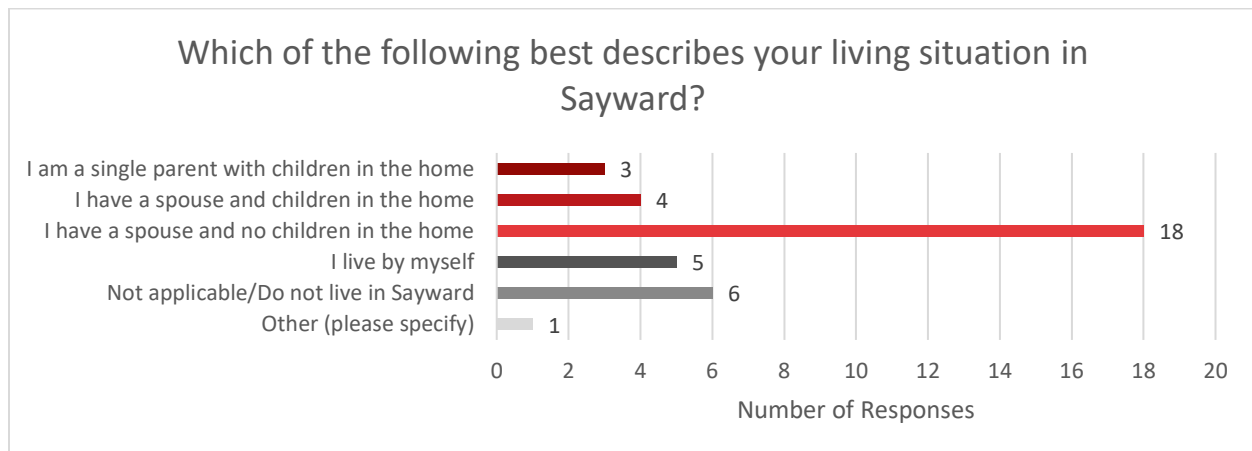
Question 13: How many bedrooms in the housing at your Sayward address?

Total respondents: 33



Question 14: Which of the following best describes your living situation in Sayward?

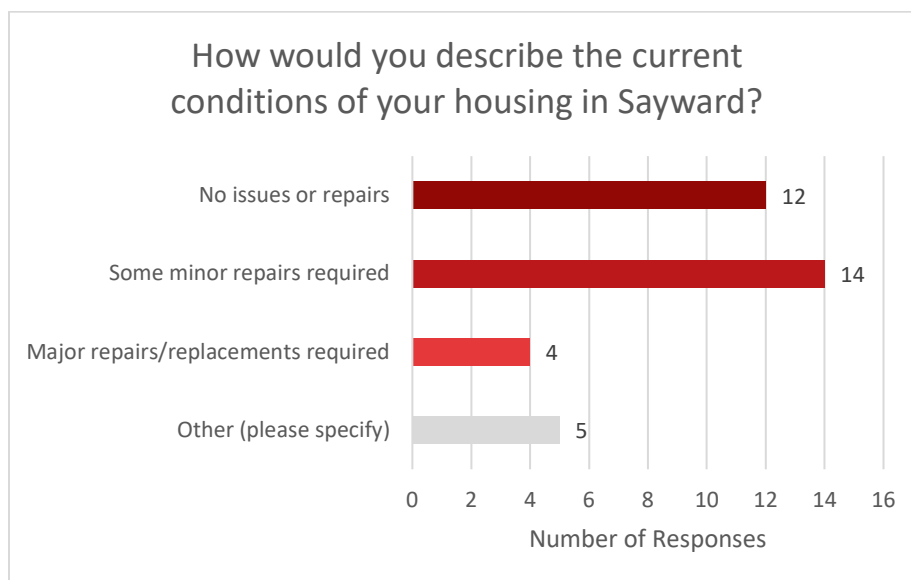
Total respondents: 37



Other responses include: The

Question 15: How would you describe the current conditions of your housing in Sayward?

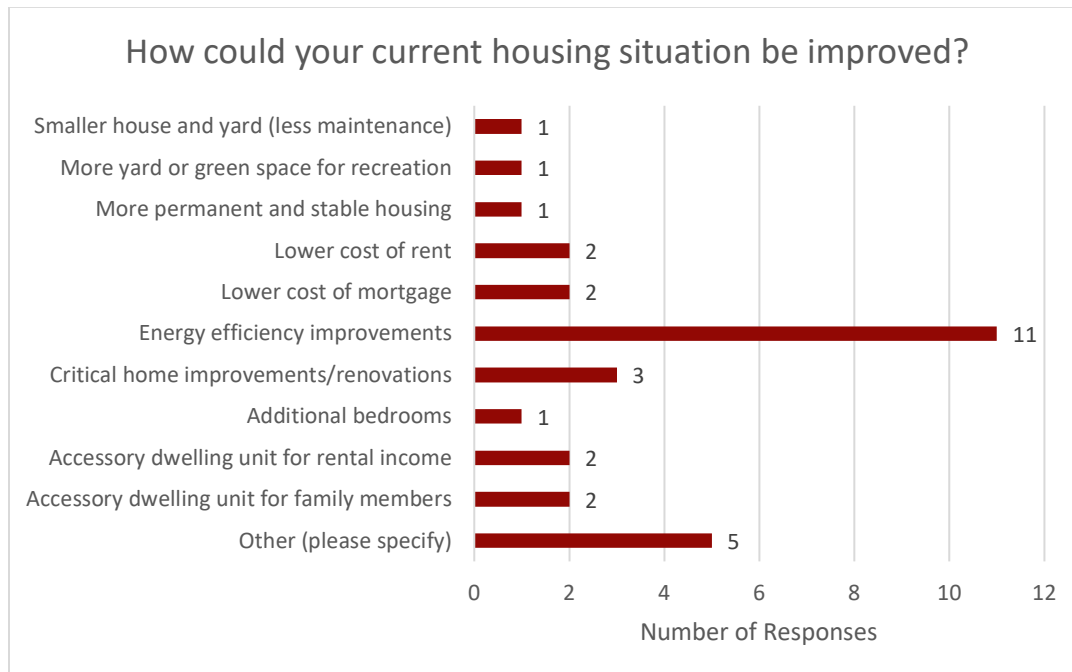
Total respondents:



Other responses include: The drainage needs upgrading, Building TBC, Doesn't exist, Bare land currently, None

Question 16: How could your current housing situation in Sayward be improved? (Please select all that apply)

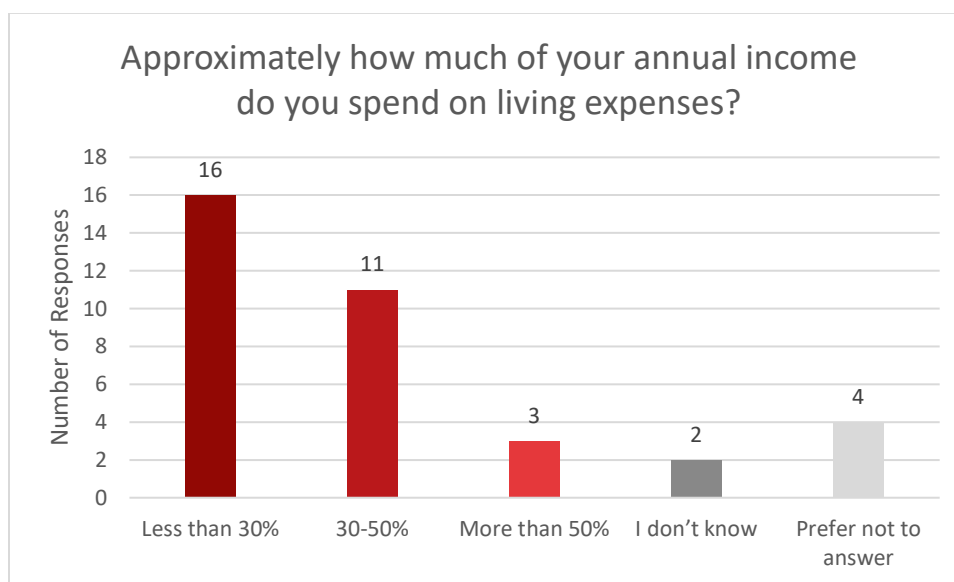
Total responses: 31



Other responses include: Need to finish basement after drainage gets fixed, none, Work closely with Village on a build that can help with more long term housing, Doesn't exist, Less taxes

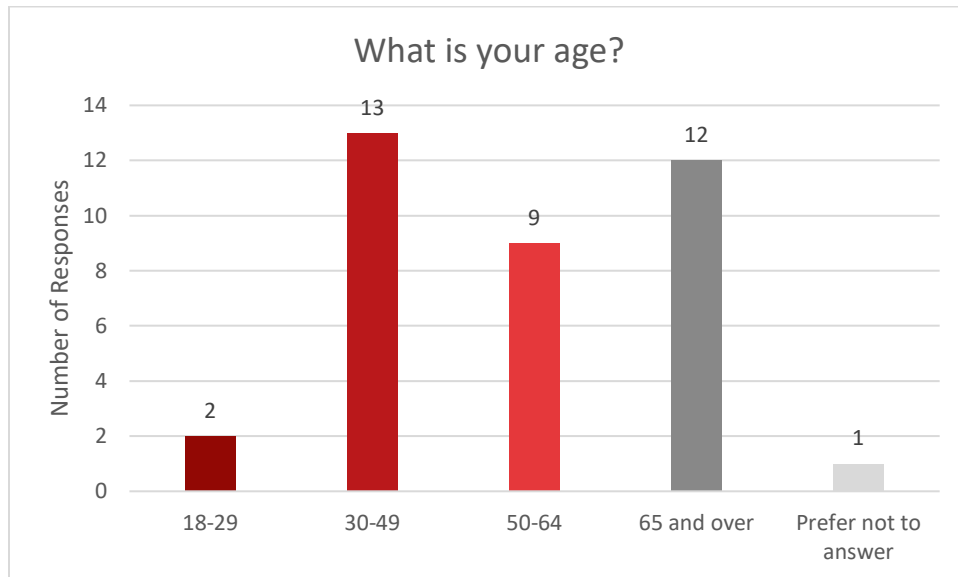
Question 17: Approximately how much of your annual household income do you spend on housing expenses? (Rent or mortgage, household utilities, property tax)

Total respondents: 36



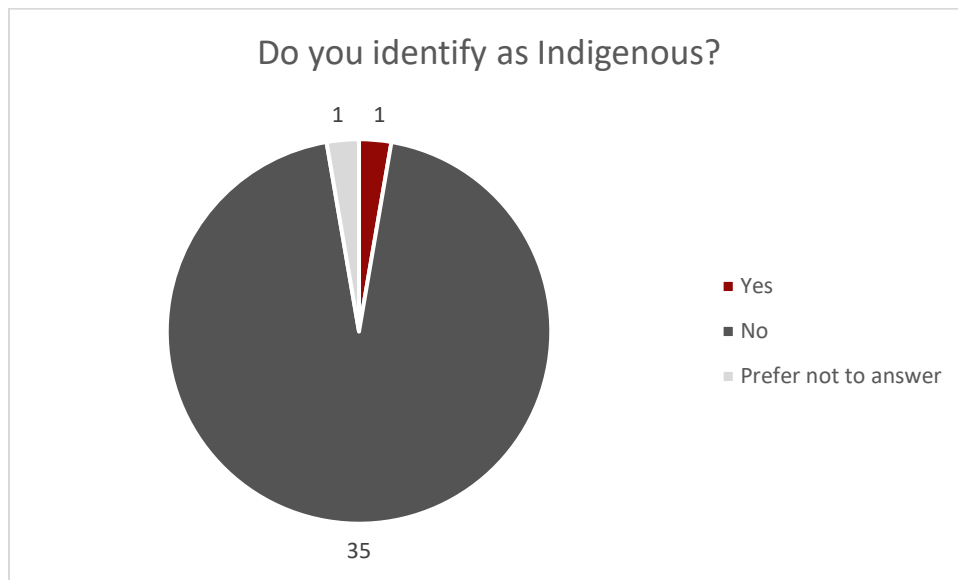
Question 18: What is your age?

Total respondents: 37



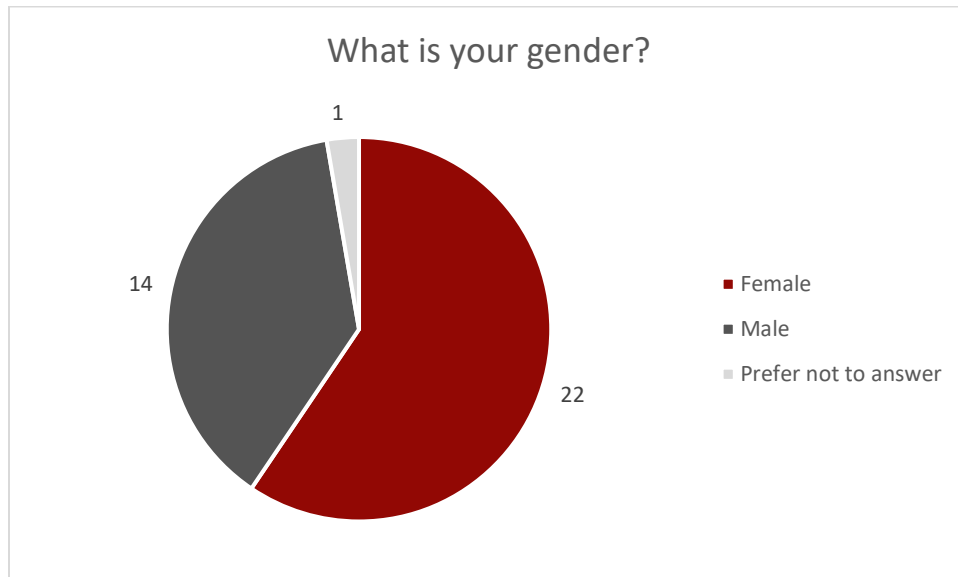
Question 19: Do you identify as Indigenous?

Total respondents: 37



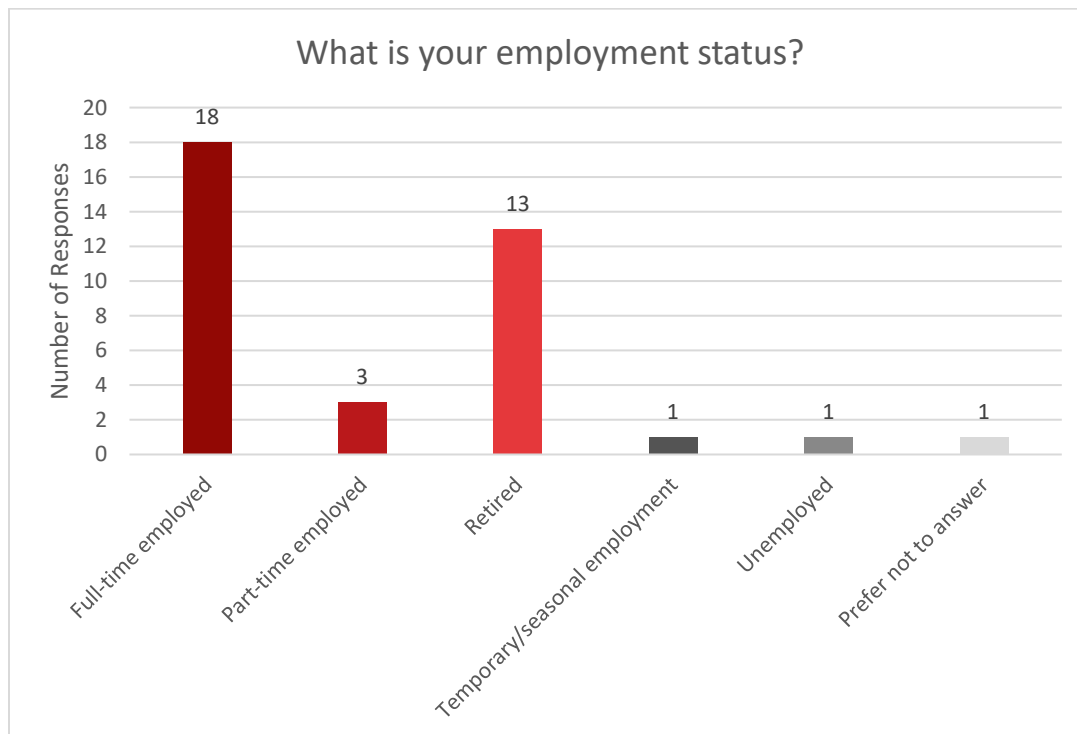
Question 20: What is your gender?

Total respondents: 37



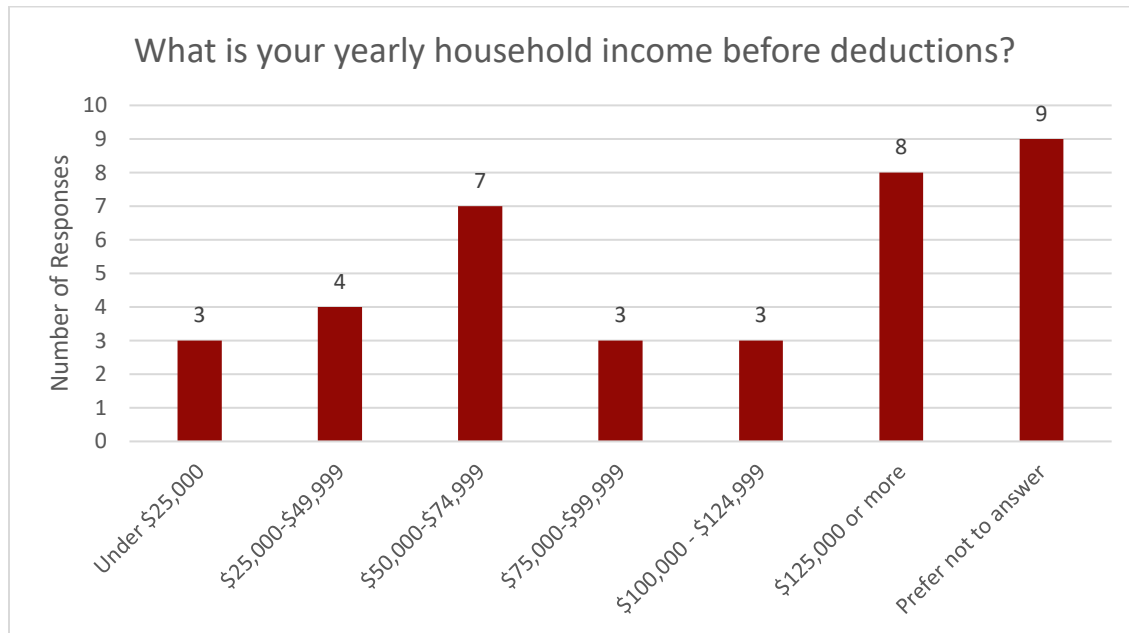
Question 21: What is your employment status?

Total respondents: 37



Question 22: What is your yearly household income before deductions?

Total respondents: 37



Appendix B

Engagement Materials

Your experience counts!

What are the most pressing housing needs in Sayward?



The Village of Sayward is creating our Housing Needs Report, an important and provincially mandated document to understand the future needs for housing in the community.

A survey has been mailed to **all residents and titleholders** in Sayward. For your convenience, and to accommodate unregistered households or lost mail, it can also be taken online at the link below. Open until December 1st 2022.

Thank you for your input!

<https://www.surveymonkey.com/r/SaywardHousing>

Your experience counts!

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Thank you for your input!

<https://www.surveymonkey.com/r/SaywardHousing>



**Scan me to go to
the survey:**



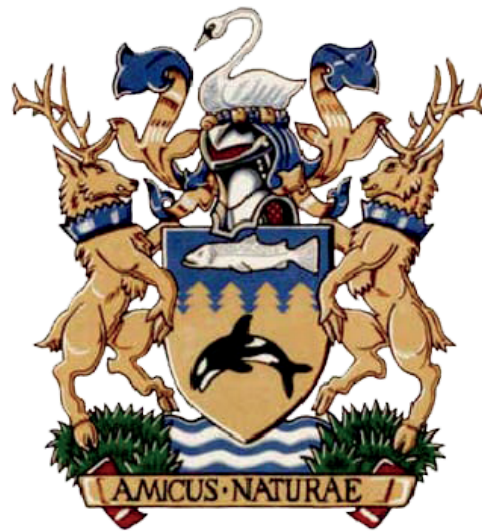
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The survey will be open until
December 1st 2022.
Thank you for your input!



**Scan me to go to
the survey:**



<https://www.surveymonkey.com/r/SaywardHousing>

Heads Up! There will be a community survey mailed out in the Fall for the upcoming Sayward Housing Needs Report.

Please provide your input to help shape the survey. Sticky notes are provided to record your responses.

1. What do you see as the most pressing housing needs in Sayward? Now and in the coming future?

2. Who (what population groups) finds it the most challenging to meet their housing needs in Sayward?



3. What is missing in Sayward to meet the housing needs of Seniors? Youth? Families?

4. Do you have any additional ideas about improving housing for the community of Sayward?



HOUSING NEEDS REPORT

COMMUNITY FEEDBACK

Appendix C

Pamphlet of Supports

Harm Reduction & Substance Use

AVI Health & Community Services

🏠 1371 Cedar Street, Campbell River

☎ 250-830-0787

🕒 Mon-Th 8am-4pm, Fri 11am-3pm

Harm reduction supplies/education, Naloxone kits/training, on-site Hep C & HIV testing

CR Mental Health and Substance Use (19+)

🏠 207-1040 Shoppers Row, Campbell River

☎ 250-850-2620

Assessment, treatment, counselling, referrals, education, medication management, support

Vancouver Island Mental Health Society Overdose Prevention Site

🏠 5-1330 Dogwood Street, Campbell River

☎ 250-287-9969

🕒 9am-7pm, 7days a week; Last call (6:45pm)

Harm reduction supplies, overdose prevention services, education and referrals

VIMHS-CR Sobering & Assessment Centre (17+)

🏠 5-1330 Dogwood St, Campbell River

☎ 250-287-9969

Sobering beds -up to 24hrs, 8 beds available

Youth Mental Health & Support

Foundry Campbell River (Ages 12-24)

🏠 140-10th Ave, Campbell River

☎ 250-286-0611

🕒 Mon/Fri 8:30am-4:30pm, Tues-Th 8:30am-6pm

Walk-in: Mon 9-11am, 1-3pm; Tue-Th: 1-6pm; Fri 9-11am

Programs for substance use, mental health, counselling, primary care and peer support

Emergency Shelters

Evergreen House (Salvation Army) (19+)

🏠 690 Evergreen Road, Campbell River

☎ 250-287-3791

🕒 Hours: 24/7

Emergency shelter for men and women-access to showers, laundry, hygiene supplies, clothes, and meals

☎ Crisis Lines

Vancouver Island Crisis Line **1-888-494-3888**

KUU-US Aboriginal Crisis Line **1-800-588-8717**

Adults **250-723-4050**

Youth **250-723-2040**

VictimLinkBC **1-800-563-0808**

Ann Elmore House (Women Experiencing Abuse)

24 Hr Help line **250-286-3666**

Toll-Free **1-800-667-2188**

24 Hr Text Only Help Line: **250-895-1773**

Kids Help Phone **1-800-668-6868**

Crisis Nurse **250-286-7159**

BC NurseLine **811 or 1-866-215-4700**

1-800-SUICIDE **1-800-784-2433**

Residential School Survivors & Family Crisis Line

1-800-721-0066

BC 211 - Connect to services in BC communities

Dial 211 or visit bc211.ca

24-Hr Métis Crisis Line **1-833-638-4722**

Métis Elder Line **1-833-676-3847**

Emergency Sexual Assault Response Program

Call or Text **250-201-2150**



Urban Indigenous
Housing & Wellness Coalition



COALITION TO
END
HOMELESSNESS
CAMPBELL RIVER & DISTRICT

Cover art by Shawn Decaire

Thank you to North Island College Nursing Practicum
Students for your support!

NEED SHELTER, FOOD OR SUPPORT?



Legend



Indigenous-led Organization



Hours of Operation



Phone #



Address

General Support & Food Services

Salvation Army - Centre of Hope

🏠 100-1381 Cedar Street, Campbell River

☎ 250-287-2699

🕒 Meals Mon-Fri 11:30am-1:15pm

Family Services & Food Hampers Mon-Fri 8am-4pm

Meal program, showers, supplies, laundry, resource info, clothing, food, household goods

MOUHSS: Mobile Outreach Unit for Health and Support Services (KDC)

🏠 Campbell River Locations:

🕒 Tues: Spirit Square 8-10:30am

Willow Point (Tim Hortons Area) 11am-1pm

Wed: Harbourside Breakfast & Nurse 9-10:30am

Dogwood (Curling Rink) 11am-12:30pm

Thurs: Get The Point (call for info)

Fri: Nunns Creek Park: 8am-12pm

☎ 250-203-9713; Toll Free: 1-866-286-9713

Physical/mental health support, connections/referrals, diabetes, HIV/Hep C testing, foot care, harm reduction supplies, beverages and snacks.

John Howard Society North Island

🏠 140-10th Ave, Campbell River

☎ 250-286-0611

🕒 M-F 8:30am-4:30pm (closed 12-1)

Mental health, housing support, homeless outreach, and youth services

Campbell River Family Services

🏠 487-10th Ave, Campbell River

☎ 250-287-2421

Support, counselling, education, prevention and crisis intervention - includes sexual assault programs, victim services, and pregnancy outreach

North Island Employment Foundation Society

🏠 920 Alder Street, Campbell River

☎ 250-286-3441

Financial supports, programs and services to help individuals seeking employment

Hama?elas Community Kitchen

🏠 1342 Shoppers Row, Campbell River

🕒 Dinner service 7 days/week from 5-5:30pm

Lunch Sat/Sun & Stat Holidays 11:30am-12:30

Breakfast Wednesdays 9:30-10:30am

Free meals and beverages in an indoor dining room

Kwesa Place

🏠 1324 Shoppers Row, Campbell River

🕒 Open 7 days a week 10am-4pm

Drop-in showers, laundry, washrooms, and snacks

Laichwiltach Family Life Society

🏠 441 4th Ave, Campbell River

☎ 250-286-3430

Counselling, Elder support, programs for addiction, recovery and anger management

Sasamans Society

🏠 680 Head Start Crescent, Campbell River

☎ 250-914-2212

Youth and Elder support, outreach, parenting programs

North Island Métis Association (NIMA)

🏠 A124 - 740 Robron Road, Campbell River

☎ 250-287-7417

Housing, education, and health support for Métis

Campbell River Food Bank

🏠 1393 Marwalk Crescent, Campbell River

☎ 250-286-3226

🕒 Drop-in Mon/Fri 10am-1pm, first 3 Wednesdays every month for larger handouts

Society of St. Vincent De Paul

☎ 250-287-4911

🕒 Call Tues 9am-1pm

Supply and delivery of food hampers

One visit/month, max. 6/year

Ka:yu:'k't'h'/Che:k'tles7et'h' First Nations

🏠 1250-C Ironwood Street, Campbell River

☎ 250-287-2775

Support/services to KCFN members

Kwakiutl District Council (KDC)

🏠 Campbell River Health Centre: 1400 A Drake Rd

☎ 250-286-9766

🏠 Quinsam Health Centre: 200-2005 Eagle Drive

☎ 250-286-8064

🏠 Cape Mudge Health Centre: #1 WeWay Rd.

☎ 250-850-0351

Legal and Income Assistance

Ministry of Social Development and Poverty Reduction

🏠 833A 14th Ave, Campbell River

☎ 1-866-866-0800

Income assistance

Opportunities Advocacy Services

🏠 101-300 St Ann's Road, Campbell River

☎ 250-286-3436

🕒 Mon-Fri 9am-4pm

Legal advocacy, family law, income tax assistance for low-income residents

Women & Children

Campbell River & North Island Transition Society

🏠 #101-1116 Dogwood Street, Campbell River

☎ 250-287-7384

Housing, outreach, support for women and their children

Women's Resource Centre (Women Only)

🏠 #102-1116 Dogwood St, Campbell River

☎ 250-287-3044

🕒 Mon-Thurs 10am-3pm

Drop-in centre, counselling, poverty relief, referrals, computer access, clothing, employment services, workshops, book lending, tax preparation

Ann Elmore Transition House

🏠 N/A for safety and confidentiality

☎ 24/7 Help line 250-286-3666

Shelter for women and children experiencing abuse. Includes support groups, counselling

Gold River Food Network

- 🏠 396 Nimpkish Drive, Gold River
- 🕒 Service: Drop-in twice week emergency food
Mon 10am-1pm and Wed 1pm-4pm

Pre-register for monthly food hampers

Gold River Health Centre

- 🏠 601 Trumpeter Dr., Gold River
- 📞 250-283-2626

By appt. only

Nuu-Chah-Nulth Tribal Council (NTC) Northern Region

- 🏠 100 Ouwatin Road, Tsaxana
- 📞 250-283-2012

Mental health and substance use resources

VI-West Mobile Outreach Unit

- 📞 250-203-9713; 250-286-9766
 - 🏠 Gold River (varying locations) Mon 10am-1pm
 - 🏠 Tsa'Xana (House of Unity) Thurs 1pm-3pm
- Physical/mental health support, connections/referrals to community services, diabetes, HIV/Hep C testing, foot care, harm reduction supplies, beverages and snacks*

John Howard Society of North Island

Youth & Family Counselling - Gold River/Tahsis

- 🏠 500 Trumpeter Dr, Gold River
- 📞 250-203-5863

🕒 M-Th 8:30am-4:30pm

Counselling and referral services for youth (ages 13-18) and their families struggling with mental health concerns and/or substance use

Vancouver Island West Children's Health Hub

- 🏠 500 Trumpeter Dr., Gold River
- 📞 250-283-7108

🕒 Tues-Th 9am-3pm

Connecting people from Gold River, Tahsis, Zeballos, and Kyuquot with service providers for families and children age 6 and under

Strathcona Regional District

North Island Safe Home Program

- 📞 NI Transition Society Office: 250-287-7384
- Shelter and services for women and their children in Gold River and Cortes Island experiencing various forms of abuse*

Sayward Primary Health Care Clinic

- 🏠 601 Kelsey Way, Sayward
 - 📞 250-282-3815
 - 🕒 Mon-Thurs - Appt. ONLY
- Visiting practitioners on rotating schedule*

Zeballos Health Centre

- 🏠 500 Parkway Road, Zeballos
- 📞 250-761-4274

By appt. only

Greenways Land Trust - Good Food Box

- 📞 250-287-3785
- Subsidized boxes of food for low-income households*

Quadra Food Bank

- 🏠 Quadra Island Community Centre, 970 West Rd
- 📞 250-285-3243
- 🕒 1st and 3rd Wed of Month from 1pm-2pm

Quadra Island Medical Clinic

- 🏠 654 Harper Road, #3A, Quathiaski Cove
- 📞 250-285-3540

All services by appt. only

Cortes Women's Resource Centre

- 🏠 983 Beasley Road, Mansons Landing
- 📞 250-935-6501

Education, resources and connection of services for women and children on Cortes Island

Cortes Island Health Centre

- 🏠 947 Beasley Road, Masons Landing
- 📞 250-935-6718

Meals on Wheel Cortes

- 📞 250-935-6793
 - 🕒 Mon-Fri 10am-5pm
- Weekly meals for Cortes Island seniors at cost, by donation or free. Pick up or delivery, call to sign up*

Appendix D

Campbell River - 2021 Homeless Count

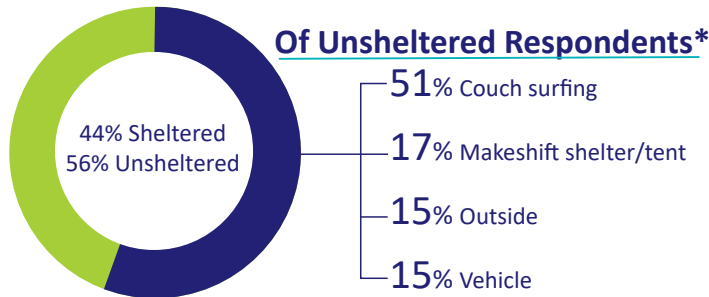
Campbell River - 2021 Homeless Count

The 2021 Point in Time homeless count occurred in Campbell River on the evening of April 8 and the day of April 9 to help provide an overall snapshot of homelessness in the community.

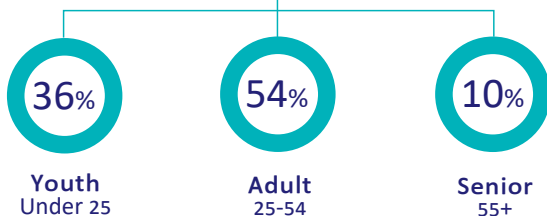
116

People were identified as experiencing homelessness compared to 81 in 2018.

Where did individuals stay the night of the count?



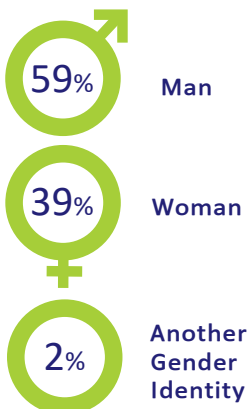
AGE BREAKDOWN



69% Experienced homelessness for the first time as a youth

45% Had been in foster care, a youth group home, or under a youth agreement

GENDER



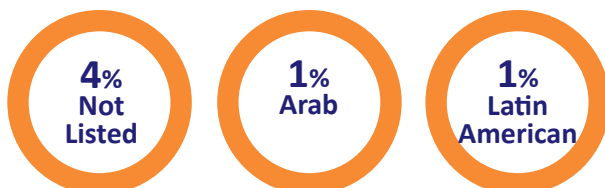
SEXUAL ORIENTATION

15% of respondents identified as 2SLGBTQIA+

TRANS EXPERIENCE

2% of respondents identified as having trans experience

RACIAL IDENTITY



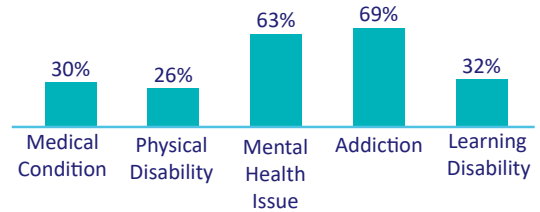
Not listed includes respondents who selected 'Not listed' and may have provided a write-in answer, e.g. nationality, ethnicity or religious group.

INDIGENOUS IDENTITY

62% of respondents identified as Indigenous

Compared to 12% of the general population (2016 Census)

HEALTH CONCERNS



26% Reported an acquired brain injury

72% Reported two or more health concerns

LENGTH OF TIME HOMELESS

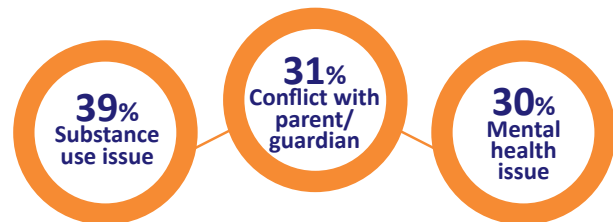
22% Under 6 months

67% 1 year or more

76% of respondents had been in the community for at least 1 year

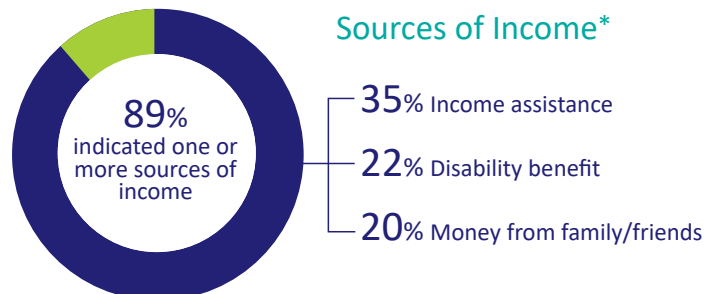
45% of respondents had been in the community 10 years or more

REASONS FOR HOUSING LOSS*

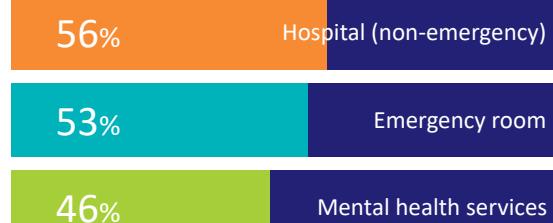


INCOME

Sources of Income*



SERVICES ACCESSED*



* Top responses highlighted

Limitations and Methodological Considerations

Please note the following considerations in reviewing this data.

In the spring of 2020, the Province of British Columbia provided funding to conduct homeless counts in 16 B.C. communities. Due to the COVID-19 pandemic, only eight of the 16 communities were able to conduct their counts before March 17, 2020, when British Columbia's Provincial Health Officer declared a public health emergency under British Columbia's *Public Health Act*. The remaining eight communities completed their counts in 2021 with additional pandemic precautions.

The Homelessness Services Association of BC, with support from BC Non-Profit Housing Association and Urban Matters, coordinated these counts and prepared this report.

Data from counts in the count communities constitutes a benchmark to measure progress made to reduce homelessness over time.

- › Point-in-Time (PiT) homeless counts provide a snapshot of people who are experiencing homelessness in a 24-hour period, their demographic characteristics, service use and other information.
 - › For the purpose of counts conducted in the provincially funded B.C. communities, an individual was defined as experiencing homelessness if they did not have a place of their own where they paid rent and could expect to stay for at least 30 days. This included people who:
 - › Stayed overnight on the night of the count in homeless shelters, including transition houses for women fleeing violence and youth safe houses, people with no fixed address (NFA) staying temporarily in hospitals, jails or detox facilities (defined as “sheltered”); and,
 - › Stayed outside in alleys, doorways, parkades, parks and vehicles or were staying temporarily at someone else's place (couch surfing) and/or using homelessness services (defined as “unsheltered”).
 - › During the count, we conduct surveys with people who identify as experiencing homelessness. In areas where surveys are not possible, and to support the PiT count, we collect additional information from shelter operators, hospitals, jails and BC Housing.
 - › PiT counts are an undercount and represent only those individuals identified during a 24-hour period.
 - › This is because not everyone experiencing homelessness can be found and not everyone who is found consents to be surveyed.
 - › While PiT counts are an accepted methodological tool, the numbers are understood to be the minimum number of people who are experiencing homelessness on a given day in that community.
 - › Please note the percentages are based on the number of people who responded to survey questions and not the total number of people identified as experiencing homelessness.
-

